

# Geoff Morrison Way

Uttoxeter, ST14 7SR

John German



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£520,000

Extremely handsome, double bay fronted home providing balanced family sized accommodation, situated on the highly popular development adjacent to Bramshall Road Park.

The Oak, built by renowned Lion Court Homes in 2018 - internal inspection and consideration of this hugely impressive family sized home is absolutely essential to appreciate its room dimensions and layout, including four double bedrooms, excellent enhancements done by the current owners, its immaculate condition throughout, lovely gardens, and its exact position on the sought-after and highly regarded development.

Situated within a 'stone's throw' of Bramshall Road Park and within easy reach of the town centre with its wide range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure and gyms, and the multiscreen cinema.

The central hallway provides a lovely introduction to the home and an instant impression of the beautifully maintained accommodation and enhancements made by the current owner.

The generously sized lounge extends to the depth of the home, having a focal chimney breast and log burner set on a slate hearth, which is a unique feature on the development. Natural light flows in from the walk-in bay window to the front and the wide French doors, which provide direct access to the rear patio and garden.

On the opposite side of the hall is the separate dining room, also having the front facing bay window, and provides potential to be used as a sitting or family room, depending on your needs.

The wonderful dual aspect dining kitchen has an extensive range of base and eye level units and a matching island with quality worktops, an inset sink unit set below the window overlooking the garden, and further natural light provided by the wide French doors opening to the patio and garden. There is a fitted gas hob with an extractor hood over, two built-in electric ovens, and integrated appliances including a microwave, dishwasher and fridge freezer. A door leads to the fitted utility room, which has a work surface and units to one side, an inset sink unit, plumbing for a washing machine and space for a wine fridge, plus a part double glazed door opening to the side driveway.

Completing the ground floor accommodation is the fitted guest cloakroom/WC which has a white two-piece suite, feature patterned floor tiles and half tiled walls.

The pleasant first floor landing has a loft hatch and a built-in airing cupboard housing the pressurised hot water cylinder. Light oak doors lead to the four good size bedrooms, all of which can easily accommodate a double bed, with two rooms having fitted wardrobes. The spacious master bedroom and the second bedroom both benefit from luxury en suite shower rooms, each having white three-piece suites with complimentary half tiled walls, and the master suite incorporating a double shower cubicle. Finally, there is the luxury family bathroom, also having a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with complimentary half tiled walls.

Outside to the rear, the lovely paved patio provides a delightful seating and entertaining area, adjacent to the French doors from the lounge and dining kitchen, offering a fabulous flow between the outside and the accommodation. The enclosed garden is predominantly laid to lawn, having well stocked and tended borders containing a variety of shrubs and plants, space for a shed and gated access to the front.

To the front, the garden has also been landscaped to provide a lawn with well stocked borders. A block paved driveway extends to the side of the home, providing off road parking for several vehicles, leading to the attached garage which has an up and over door, power and light.

**Agents note:** There is a small annual charge for the maintenance of the communal areas on the development.

**What3words:** ///inigma.shielding.giants

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/26082025

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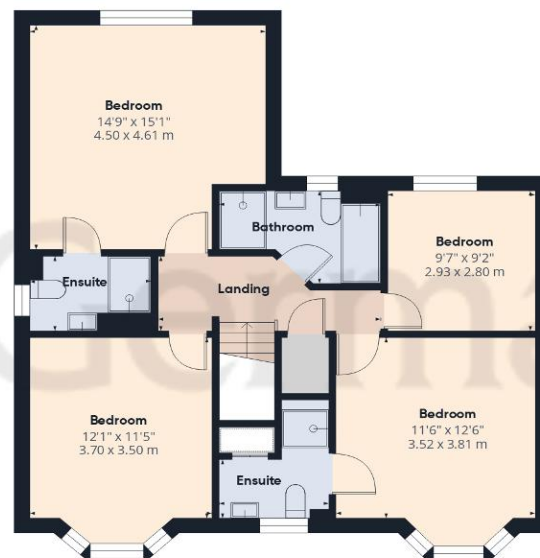


Ground Floor

Approximate total area<sup>(1)</sup>

1822 ft<sup>2</sup>

169.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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