

Swallow Close

Uttoxeter, ST14 8TS

John German



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£360,000

Immaculate family home having been refitted and remodelled over recent years creating a stylish and comfortable aesthetic. Located in a quiet cul-de-sac position within easy reach of amenities and transport links.



The Birdland development has its own convenience shop on the estate, and lies within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, modern leisure centre and the multi screen cinema.

The front composite entrance door is covered by a storm canopy and opens into a welcoming entrance hall with Amtico flooring, stairs rising to the first floor and contemporary solid oak doors leading to the generously, well laid out ground floor accommodation. The downstairs guest WC has been stylishly decorated with a panelled effect to half wall height and a bold patterned wallpaper above, having a low flush WC and vanity wash bas in with storage beneath, plus a window to the front and Amtico flooring. A courtesy door leads off the entrance hall to the garage which has been partitioned to provide a generous laundry room, with a door to the store/bike garage at the front. Fitted with a range of base and eye level units with roll edge worksurfaces, leaving appliance space beneath, and plenty of hanging space for coats.

Positioned to the rear of the home is the comfortable lounge with views over the pleasant garden, with a window and wide French doors giving direct access to the patio, and a focal chimney breast with a multi-fuel burner set on a feature hearth. Bespoke built-in storage cupboards have been installed on either side of the chimney breast, along with open shelving. The high quality kitchen has an extensive range of base and eye level units with curved corners, under unit lighting and wood effect work surfaces, plus an inset sink unit set below the front window, a fitted gas hob with a glazed splash back and extractor hood over, built-in oven, integrated microwave, dishwasher space and space for a fridge freezer. A uPVC part obscure double glazed door opens to the side elevation and a wide arch leads to the dining room, which enjoys the outlook over the rear garden and has Amtico flooring.

To the first floor, the landing has a loft hatch and standard white painted doors leading to the four bedrooms and the fully tiled family bathroom, which has a white suite incorporating a panelled bath with an electric shower over, pedestal wash basin, low flush WC, chrome heated towel rail, window to the rear and a built in airing cupboard. The two double bedrooms both have built-in cupboards and are found at the front of the house, including the master which also has a built in wardrobe, which has the benefit of a fully tiled en-suite shower room with a white suite comprising low flush WC, pedestal wash basin and a corner shower cubicle with an electric shower.

Outside, to the rear, a good sized paved patio with slate edging extends to the width of the plot providing a lovely seating and entertaining area, leading to the landscaped garden which is laid to lawn with slate and gravelled beds, plus well stocked borders containing a large variety of shrubs and plants. A further paved seating area is located at the top of the garden. To the front, there is a block paved driveway with well stocked borders providing off road parking for numerous vehicles, leading to the small garage/store that has an electric roller door.

What3words: ///golf.fillers.preheated

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard. **Parking:** Drive

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/>

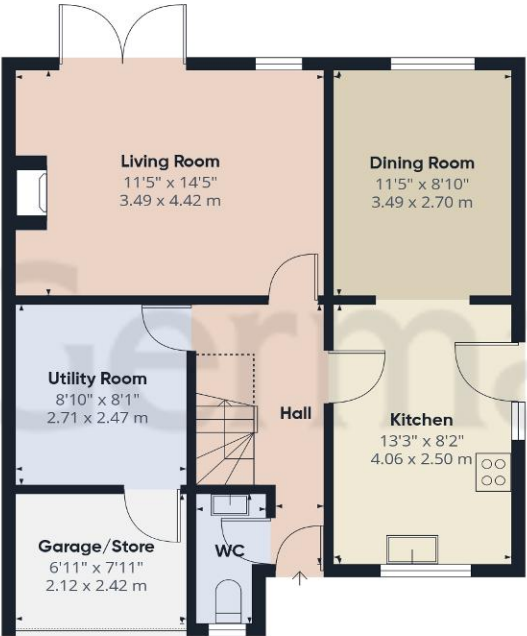
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

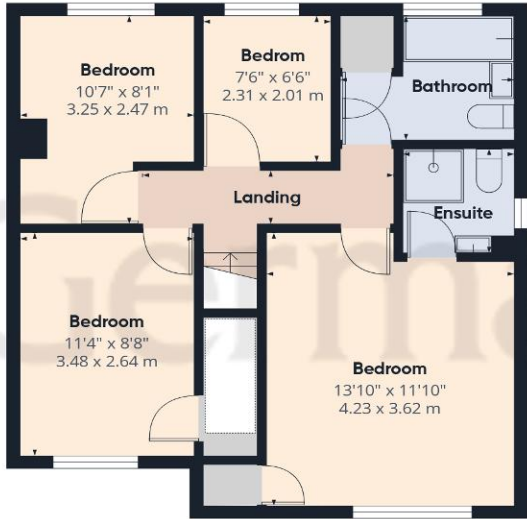
Our Ref: JGA/29082025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1115 ft²

103.6 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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