

Netherfield Close

Uttoxeter, ST14 7FB

John German



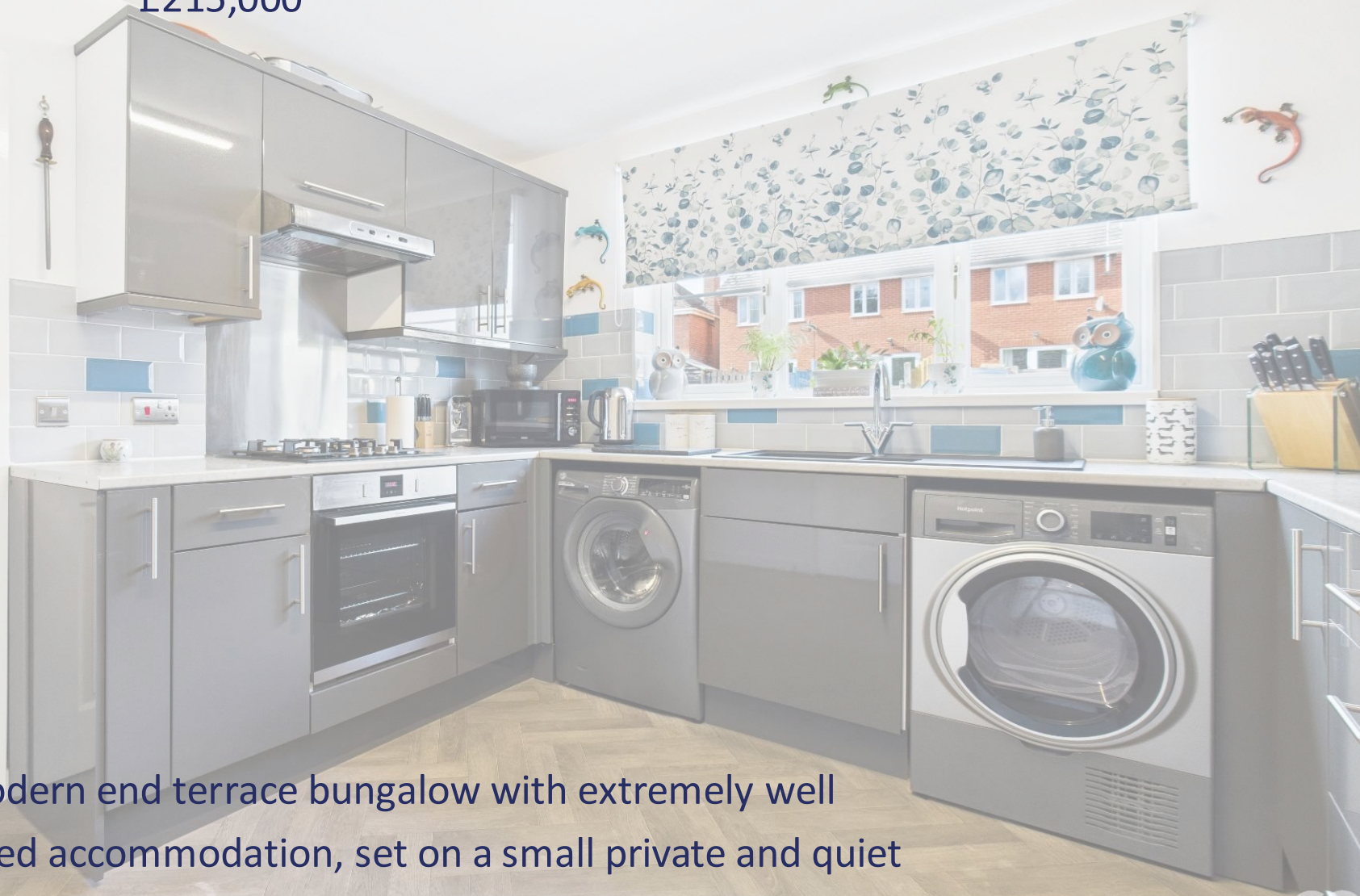
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£215,000



Much improved modern end terrace bungalow with extremely well presented and appointed accommodation, set on a small private and quiet cul-de-sac within close proximity to local amenities and the town centre.

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Internal inspection and consideration of this highly impressive modern bungalow is absolutely essential to appreciate its superior standard throughout and the work done by the current owners, including replacement doors, kitchen and improved ensuite and bathroom, plus the landscaped rear garden.

Situated on a private cul de sac set back from Park Street where local amenities include a convenience shop and public house close by, as well as the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, modern leisure centre, and the multi-screen cinema.

Accommodation - A composite and part obscure double glazed entrance door opens to the welcoming L-shaped hallway, having a useful built-in storage/cloaks cupboard, and doors to the well-planned and appointed accommodation.

The fitted kitchen has a range of base and eye level units, plus a larder unit, with worksurfaces and an inset sink unit set below the front facing window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine, and space for both a tumble dryer and fridge/freezer. A door leads to the lovely living room, having uPVC double glazed French doors overlooking the pleasant garden and direct access to the patio, plus a focal fireplace with a living flame effect fire.

The well proportioned master bedroom is positioned at the rear of the home with semi fitted sliding wardrobes and a side cupboard/cloaks storage to be included in the sale. It has a door leading to the enhanced ensuite shower room which has a modern white suite incorporating a walk-in shower cubicle with a mixer shower over, splashbacks and a chrome effect towel rail. The second bedroom is at the front of the property, which is currently used as a dining room.

Completing the accommodation is the enhanced bathroom, having modern white suite incorporating a panelled bath with a mixer tap and shower attachment, complimentary half tiled walls and a front facing window.

Outside - To the rear the enclosed garden enjoys a good degree of privacy, with the paved patio extending to the width of the plot providing a delightful seating and entertaining area, leading to the slightly tiered lawn and feature seating areas positioned to take advantage of the sun, with well stocked borders containing a variety of shrubs and plants. There is an external power point and a garden shed and bin stores, both of which are being included in the sale. A gate leads to an enclosed area to the side of the property opening to the front.

To the front is a garden laid to lawn, plus a double width driveway providing off road parking. There is also a cold-water tap, ideal for washing your car.

W3W – hiking.appraised.nesting

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

Please note: We are advised there is a small charge of £10 per month for any maintenance of the private cul-de-sac. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

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

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

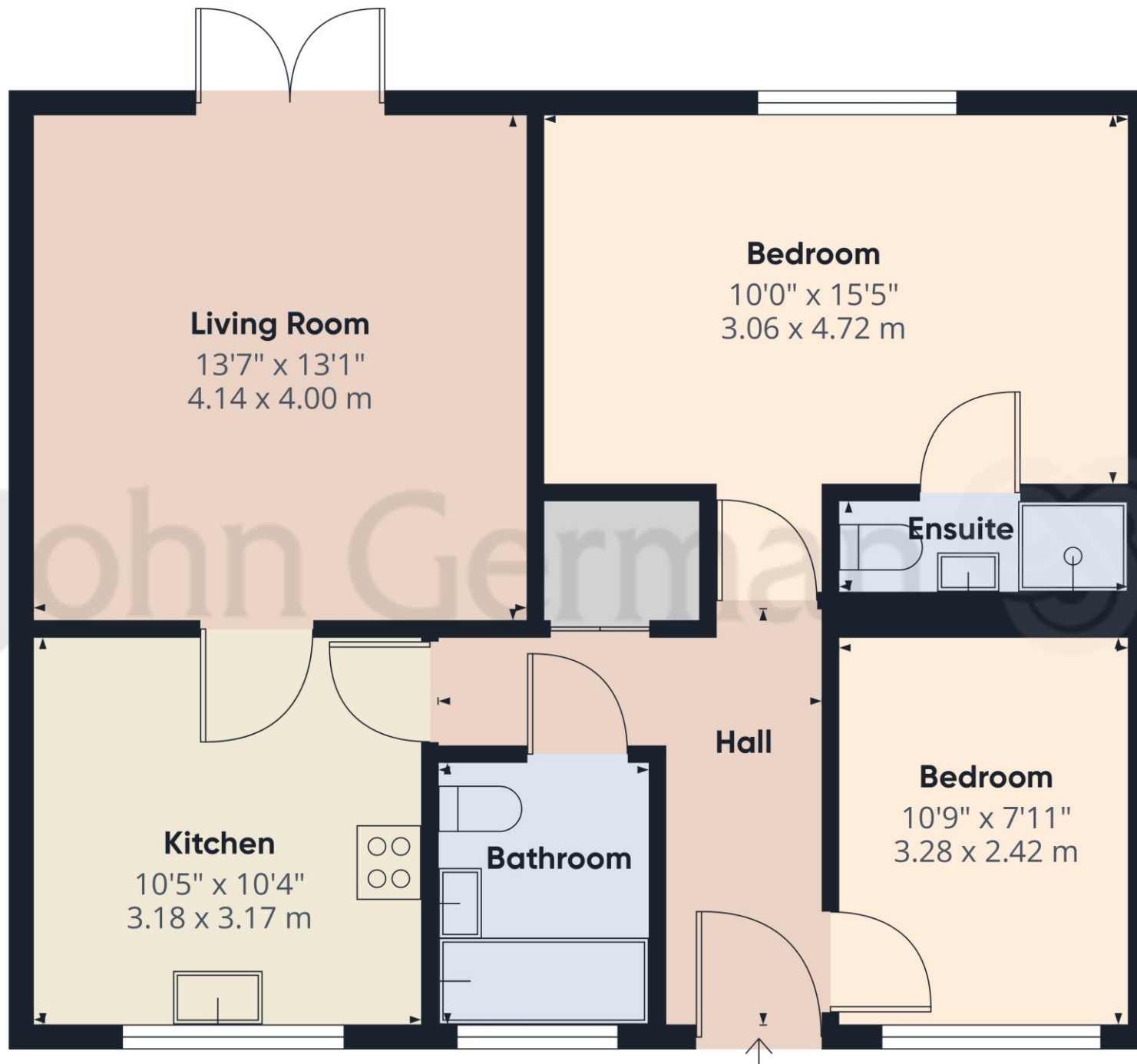
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/03092025







Approximate total area⁽¹⁾

677 ft²
62.7 m²

(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.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.



John German

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	87 B

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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