

Kynnersley Croft

Uttoxeter, ST14 7SH

John German





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£375,000

Well presented and maintained modern style detached home providing generously sized family accommodation, situated on the small cul-de-sac within easy reach of the town centre and its wide range of amenities.

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Whether moving up or down the property ladder, viewing and consideration of this excellent family sized home is highly recommended to appreciate the amount of ground floor living space, the bedrooms with two ensuite shower rooms, condition and its corner plot including a double width driveway and double garage.

Situated on a small cul-de-sac within walking distance to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, doctor surgeries, train station, modern leisure centre and the multi-screen cinema.

Accommodation- A storm porch with an entrance door opens to the welcoming hallway which provides a lovely introduction to the home, with a feature glazed staircase raising to the first floor with storage cupboards beneath, and doors leading to the spacious ground floor accommodation, plus the fitted guest cloakroom/WC.

The generously sized lounge has a wide walk-in bay window to the front providing ample natural light, and a focal fireplace with a living flame effect gas fire and feature surround. Part glazed double doors lead to the separate dining room which has a door to the breakfast kitchen, and wide sliding patio doors opening to the first brick base and uPVC double glazed constructed conservatory, providing additional living space with power points and light, plus French doors opening to the patio and a further door to the opposite side garden.

The well-proportioned fitted breakfast kitchen has an extensive range of base and eye level units with work surfaces and an inset ceramic sink unit set below a wide window overlooking the rear garden, a fitted gas hob and extractor over, double electric oven under, plus an integrated dishwasher and fridge. The utility room has a fitted worktop to one side with an inset sink unit, cupboards, plumbing for a washing machine and a door to the double garage.

Completing the ground floor space is the second brick base and uPVC double glazed conservatory, also with power and French doors to the rear patio, plus a door into the double garage.

To the first floor the landing a built-in airing cupboard and a loft hatch. Doors leading to the four bedrooms, three of which have built-in wardrobes, with both the spacious master and second bedroom benefitting from fitted ensuite shower rooms which have white three-piece suites. Finally, there is the fitted family bathroom, also having white suite incorporating a corner panelled bath and complementary tiled splashbacks.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area, with a dwarf wall and steps leading to the garden that is laid mainly to lawn with well stocked beds and borders containing a variety of shrubs and plants, plus an apple tree. To the side there is a further lawn with borders and a paved seating area along with space for a summerhouse/shed. Gates to both sides of the home lead to the front elevation.

To the front is a lawn with well stocked borders enclosed by wrought-iron fencing and a gate. A tarmac double width driveway provides off road parking, leading to the double garage which has two electric roller doors, power and light, and two doors providing direct access into the home. The property has the benefit of an external car charging point.

W3W – goodnight.linguists.proud

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: Driveway and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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 E

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

Our Ref: JGA/08092025

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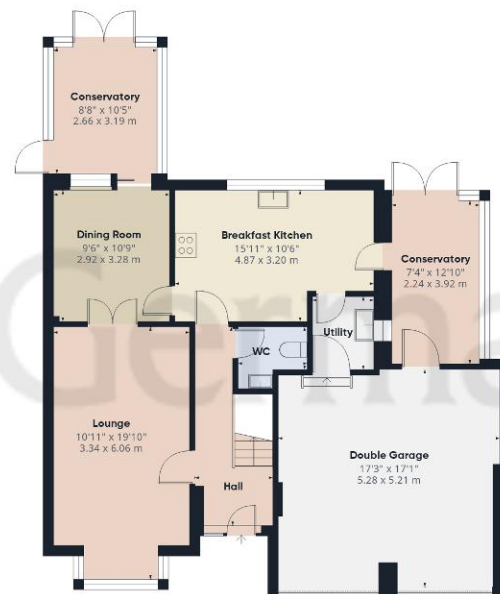


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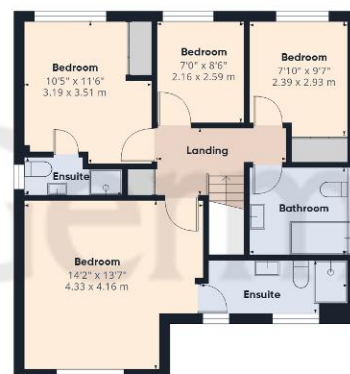


Ground Floor

Approximate total area⁽¹⁾

1719 ft²

159.7 m²



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

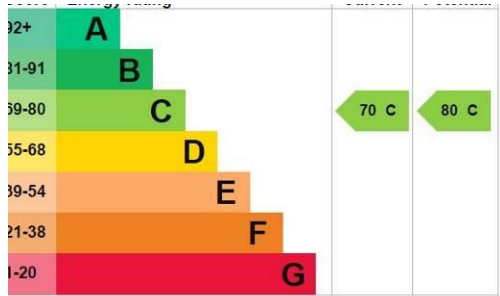
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