

Stanway Close

Uttoxeter, ST14 8UZ

John German



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£525,000

Extremely attractive and well-maintained modern style detached home providing spacious family sized accommodation extending to approximately 2000 square feet, occupying a delightful plot which extends to approximately 0.26 acre in total, on a highly sought-after cul-de-sac.



Internal inspection and consideration of the well-proportioned family sized residence is absolutely essential to appreciate its room dimensions and layout, its well-maintained condition that enables you to move straight in while providing scope to make the house your home, and its good sized plot with gardens to three sides. Providing a balance between the ground floor living space and five first floor bedrooms, and three bath/shower rooms.

Situated on the highly regarded and sought-after cul-de-sac approached via Blounts Drive/Stafford Road, 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, doctor surgeries, train station, modern leisure centre and the multi-screen cinema.

Accommodation - The welcoming reception hall provides a lovely introduction to the home and an instant impression of the spacious accommodation, where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest cloakroom/wc.

The well-proportioned lounge has a focal coal effect gas fire with a feature surround and a wide walk-in bay window to the front providing ample natural light. Double doors open to the dining room, where sliding patio doors provide direct access to the pleasant rear garden.

The fitted breakfast kitchen is positioned beside the dining room, having a range of base and eye level units with work surfaces and a matching breakfast bar, an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over, built-in double oven and integrated appliances including a microwave, dishwasher and fridge. An arch leads to the separate sitting/family room, where another set of patio doors provide direct access to the patio and garden. The utility room has a range of base and eye level units with a fitted worktop and an inset sink unit, plumbing for a washing machine and space for a tumble dryer. A part glazed door leads to outside and a further door gives access to the double garage.

Completing the ground floor space is the front facing study, enjoying a pleasant outlook and making a great space to work from home.

To the first floor the split landing has a double-glazed skylight providing light, a built-in airing cupboard and access to the loft. Doors lead to the five good sized bedrooms, three of which can easily accommodate a double bed and benefit from built-in wardrobes. The generously sized master bedroom and the second bedroom both benefit from fitted ensuite shower rooms, each having white three piece with shower cubicles having electric showers and complementary tiled splashbacks. Completing the accommodation is the fitted family bathroom, also having a white suite with complementary tiled splashbacks.

Outside - To the rear a paved patio leads to a garden laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, and a further paved seating area providing a pleasant entertaining and dining area. Steps lead to a further lawn which wraps around to the side elevation, ideal for play areas with space for a shed and a gated access to the front.

To the front is a garden also laid to lawn with well stocked beds and borders containing a variety of shrubs and plants. A double width driveway provides off road parking leading to the double garage, having an electric door, power and light, and direct access into the home.

The total plot extends to approximately 0.26 acre.

W3W: supply.generals.obtain

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 & 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: ADSL copper wire

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 F

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

Our Ref: JGA/19092025

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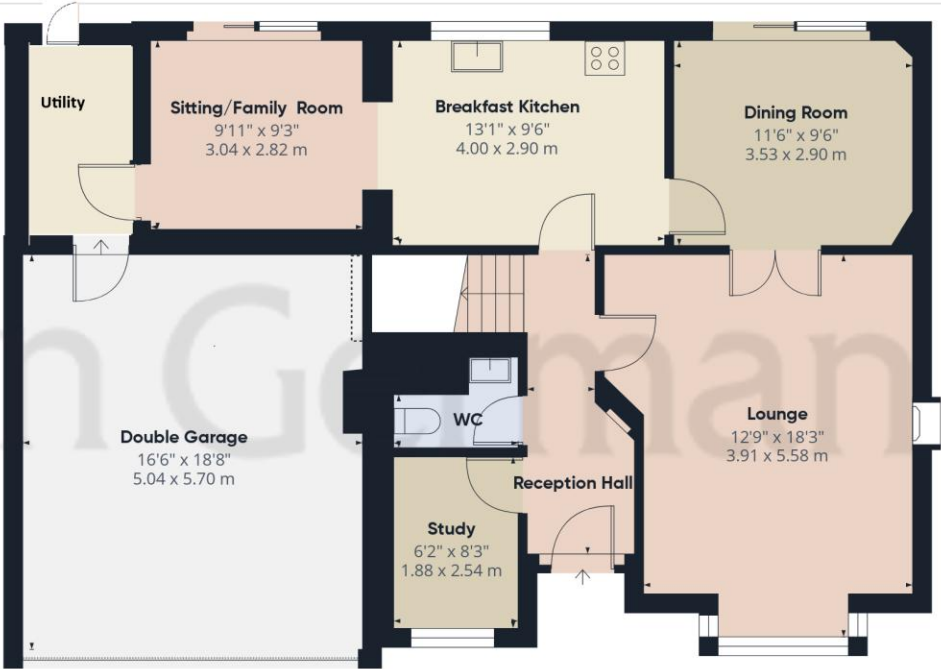




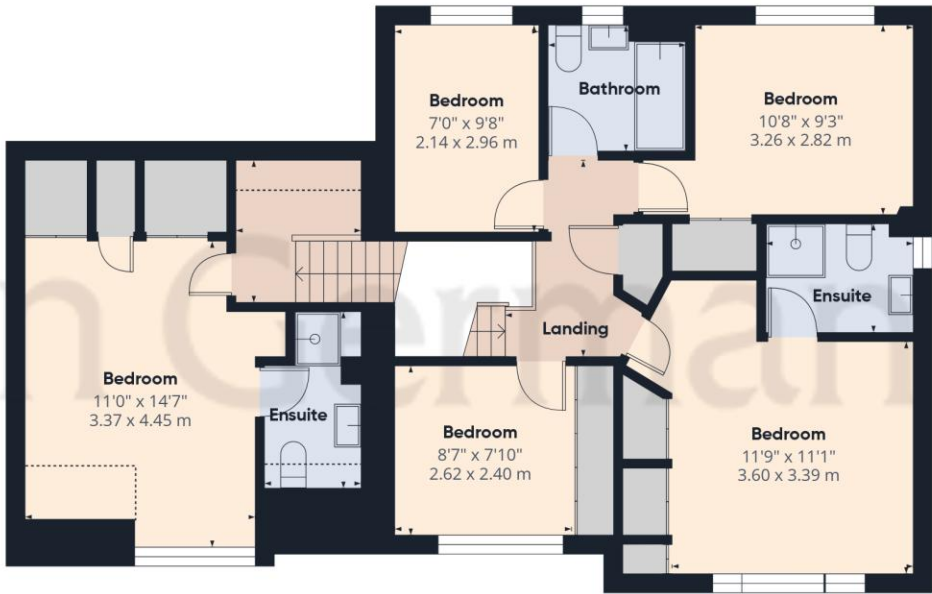








Ground Floor



Floor 1

Approximate total area^m

1875 ft²
174 m²

Reduced headroom

29 ft²
2.7 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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