

Greenacres Drive

Uttoxeter, ST14 7EB

John
German





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£293,000

Well maintained detached home with a two storey rear extension providing deceptively spacious family sized accommodation, located in a popular area of town.

Whether looking to move up or down the property ladder, viewing and consideration of this deceptively spacious family home is strongly recommended to appreciate its potential to further personalise and its convenient location.

Situated within close proximity of local amenities including convenience shops (including Tesco Express mini supermarket) and a public house, the town centre and with its wide range of facilities are also easily reached.

Accommodation - An entrance hall positioned to the side of the home has stairs rising to the first floor and doors opening to the spacious ground floor accommodation.

To the front is the lounge which extends to the full width of the property having a focal brick fireplace and a wide bow window providing ample natural light. A recess has a useful understairs cupboard and glazed double doors open to the extended dining/family room which provides ample space for both a table and chairs plus a sitting area at the rear which has French doors opening to the garden and a ccess to the patio/hardstanding for a conservatory.

The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below one of the two side facing windows, a fitted gas hob with an electric oven under plus space for appliances. A door leads to the utility room which has a fitted work surface and space for appliances, the wall mounted gas central heating boiler and both a uPVC double glazed window and stable style door to the garden.

To the first floor the landing has a built in airing cupboard and access to the loft plus doors leading to the four bedrooms, three of which can accommodate a double bed. The rear facing master has the benefit of a fitted en suite shower room having a white three piece suite.

Completing the accommodation is the family bathroom having tiled walls and a three piece suite incorporating a panelled bath with an electric shower over.

Outside - To the rear a paved patio and concrete hardstanding leads to the garden which is mainly laid to lawn with gravelled edging, shrubs and panel fencing to three sides.

To the front is a garden also laid to lawn with gravelled edging and shrubs. A tarmac driveway provides off road parking extending to the side elevation with timber double gates leading to the detached garage which has an up and over door and a pedestrian door to the garden.

what3words: stared.intro.repeating

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: 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 D

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

Our Ref: JGA/20012025



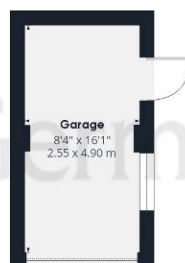




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1181.99 ft²
109.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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