

Shipton Drive

Uttoxeter, ST14 7NJ

John 
German





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£250,000

Having undergone a top to bottom refurb over recent years, the property has been fitted with high-end fittings creating an extremely modern and stylish home at the heart of which is the absolute stunning kitchen which would rival many of our luxury homes. Book to view now this one will go quick!



Located on a popular and well-established estate, providing easy access to local amenities and the town centre with its wide range of facilities. Since ownership the current owner has upgraded the home in several areas with new hardwood flooring, new windows which are coloured white on the outside and with modern black frames on the inside, new doors all round, new boiler and radiators, new kitchen with granite worktops, new luxury shower room and porcelain paved patio.

Entrance to the property is via the front composite entrance door which opens into an enclosed porch which is a practical room with hanging space for coats and room for shoe storage and hardwood dark stained flooring which is repeated throughout the house. A second composite entrance door leads into the main hallway with stairs rising to the first floor, a window to the side, hardwood flooring and replacement internal doors leading to the ground floor living spaces.

The living room is a great size with a large picture window to the front, hardwood flooring and in the centre of the room forming a lovely focal point is an exposed brick chimney breast with a cast-iron log burner with tiled hearth and rustic mantle.

The dining kitchen runs the full width of the house with windows overlooking the rear garden and a "stable" rear entrance door opens into the garden. The kitchen area is fitted with a range of sleek modern units with under unit lighting and integrated dishwasher, stunning textured granite worktops and sink splashbacks, there is room for a range cooker (available by separate negotiation) set into an exposed brick chimney breast with accent lighting and a rustic mantle, leaving space for an American style fridge freezer. Hardwood flooring runs through to the dining area where there is a fitted waterfall textured granite breakfast bar, understairs storage cupboard.

On the first floor a central landing has a built in airing cupboard, window to the side and replacement internal doors leading off to the bedrooms and shower room. The luxury shower room is fitted with a counter top sink sat on a vanity unit with concealed flush WC, heated towel radiator, window to the rear, extensive tiling, tiled floor and walk-in fully tiled shower with window to the rear, drench shower head, hand shower attachment, storage niche's with accent lighting and recessed accent ceiling lighting.

There are two excellent double bedrooms and a good sized single bedroom with a built-in over stairs cupboard. All bedrooms have hardwood flooring.

Outside to the front of the house is a wide driveway providing ample parking with EV charging point on the side of the porch. A shared driveway along the side of the property gives access to the rear garden which had been landscaped for low maintenance with a large porcelain tiled patio ideal for outdoor entertaining with a gravelled path and border and a composite garden storage shed.

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: Traditional

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: 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 B

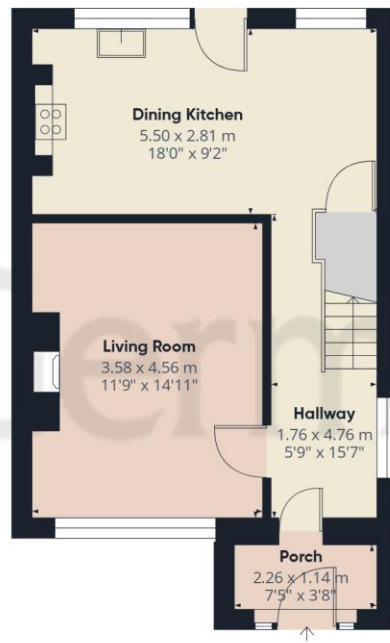
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01052026

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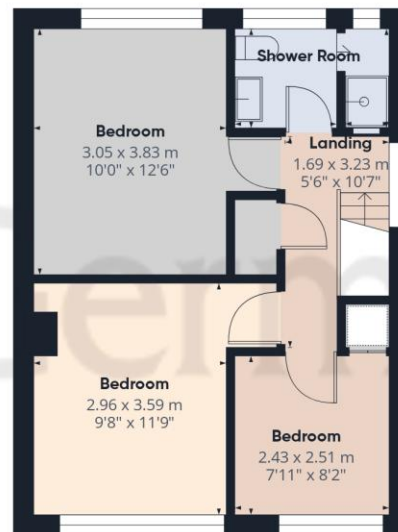


Ground Floor

Approximate total area^m

81.6 m²

878 ft²



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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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