

Sandpiper Drive

Uttoxeter, , ST14 8TA

John German



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£349,950

Deceptively Spacious Home with Extended Versatile Family Sized Accommodation Extending to Approximately 1500 Sq feet, Situated on the Always Sought-After Bird Land development within Easy Reach of Local Amenities and the Town Centre.

Extended to both the side and rear elevations, viewing of this well-proportioned modern style home is highly recommended to appreciate its room dimensions and layout which offers a fabulous amount of versatile ground floor space. A great home for any growing family or those who need space to work from home, with scope to move straight in and then make it your own.

Situated on the always in-demand Birdland development within walking distance to local amenities including the convenience shop and open spaces, plus the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation: A uPVC part obscure double-glazed entrance door and side panel opens to the hallway, providing a spacious introduction to the home, with stairs rising to the first floor and doors leading to the spacious ground floor accommodation and the guest cloakroom/wc which also houses the wall mounted central heating boiler.

The study is currently used as a music room, a great space to work or relax, having a side facing window. On the opposite side of the hallway is the generously sized lounge with a focal fireplace with an inset log burner set on a slate hearth and a timber mantel, plus a wide front facing window allowing natural light to flood in.

A door opens to the versatile space with a multitude of uses depending on your household's needs, including a playroom, hobby or reading area, with doors leading to the remaining ground floor space. The good-sized dining room has a laminated wooden floor and useful recess providing extra space, plus a window overlooking the rear garden. Finally there is the impressive extended kitchen which has an extensive range of units with fitted worksurfaces and a breakfast bar set under the rear facing window, an inset sink unit with a mixer tap, a fitted electric hob with an extractor over, built-in double electric oven and a further combi/microwave oven, plumbing for both a dishwasher and washing machine and space for a fridge/freezer, plus a uPVC part double glazed door to the outside.

To the first floor the landing has a built-in airing cupboard and access to the loft. Doors lead to the four bedrooms, three of which can easily accommodate a double bed, and the fitted family bathroom with fully tiled walls and a white suite incorporating a panelled shower bath with an electric shower and glazed screen above. The spacious dual aspect master benefits from an ensuite shower room which has white two piece suite incorporating a corner cubicle with an electric shower over.

Outside: A paved patio extends to the full width of the plot leading to the garden laid to lawn with well stocked borders and space for a shed, enclosed to three sides with gated access to the front.

To the front a tarmac driveway provides off road parking, with shrub borders.

W3W – talkative.teacher.myself

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 **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 D

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

Our Ref: JGA07092026

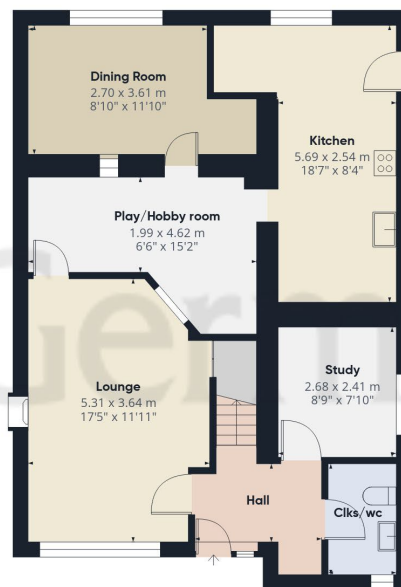
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With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





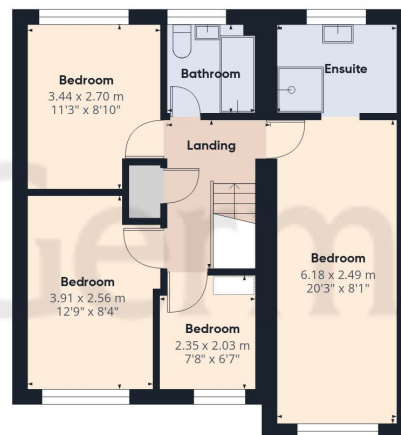


Ground Floor

Approximate total area⁽¹⁾

124.1 m²

1338 ft²



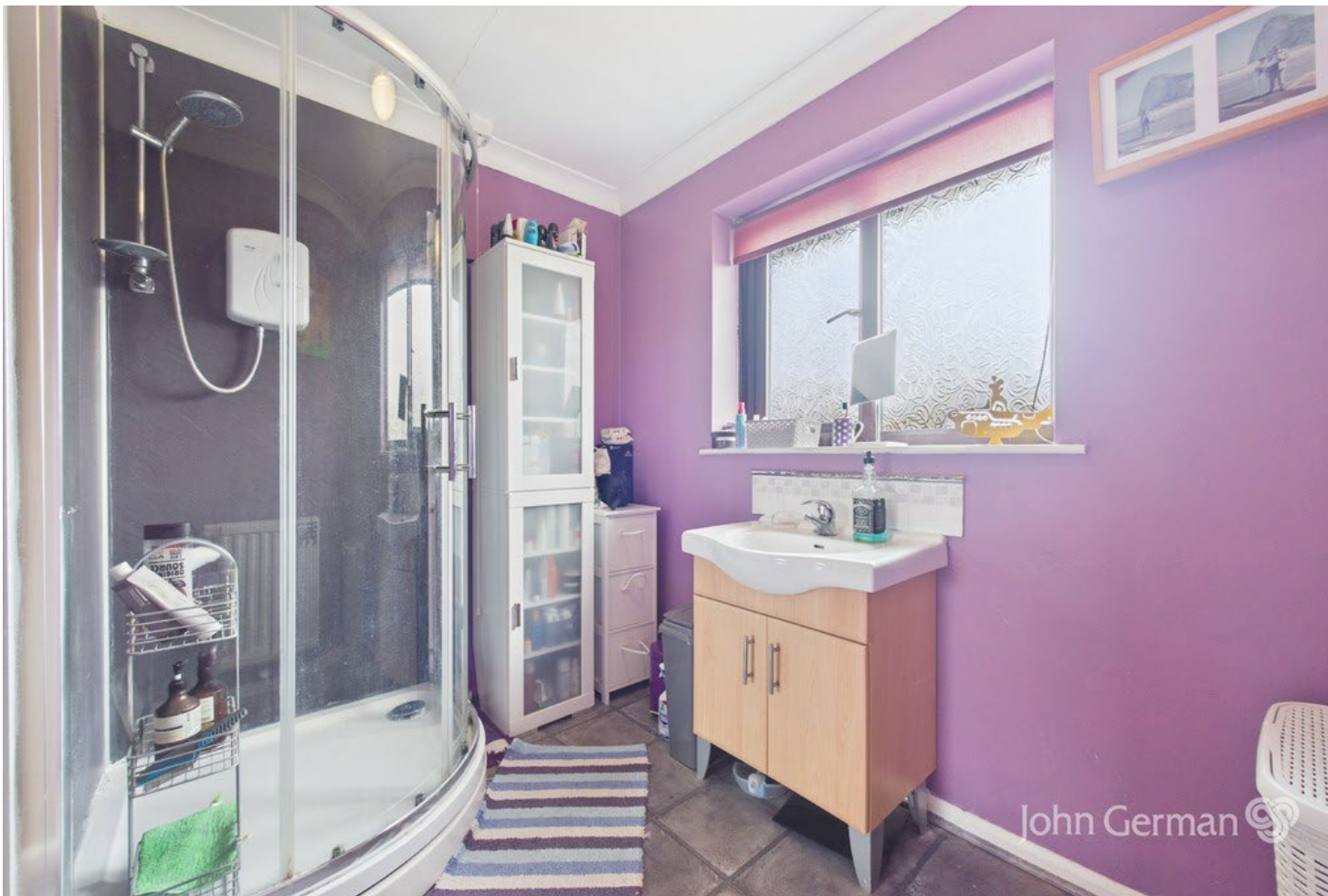
Floor 1



(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.

GIRAFFE360



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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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