

Purslane Court

Uttoxeter, ST14 7SZ

John 
German





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£235,000

Extremely attractive and enhanced modern home with well-presented and appointed accommodation, occupying a lovely plot and position overlooking green space on a highly sought-after and regarded development adjacent to Bramshall Road park.



Highly suitable whether looking to market your first step onto the property ladder, downsizing or for a buy-to-let investment, viewing and consideration of this highly appealing home is absolutely essential to appreciate its room dimensions and layout, turnkey condition, and most notable its exact position on the well-regarded and desirable Barleyfields development, built by Lioncourt Homes in 2018. Occupying a wide plot with a landscaped westerly facing rear garden and an adjoining driveway, overlooking the lovely green space to the front.

Situated within a 'stone throw' of Bramshall Road Park and walking distance to the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, the three tier school system, train station, modern leisure centre, Your Padel club, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A tiled canopy porch with a composite and part obscure double-glazed door opens to the welcoming hallway where doors lead to the ground floor accommodation including the fitted guest cloakroom/WC having a modern two-piece suite and front facing window.

The spacious open plan living dining kitchen extends to the full depth of the home, with the living area having wide uPVC double glazed French doors in the living area opening to the westerly facing rear garden, a feature panelled wall feature and a useful understairs cupboard. The kitchen area is positioned to the front of the home with a window enjoying the outlook over the green space, having an excellent range of base and eye level units with fitted worktops including peninsular units with a marching breakfast bar, an inset sink unit set below the window, a fitted gas hob with a glazed splashback and a stainless-steel extractor hood over plus an electric oven under, an integrated dishwasher and washing machine, plus a recessed space for a fridge/freezer.

Upstairs the landing has a feature wall covering and access to the part boarded loft. Doors open to the two good-sized bedrooms, each able to easily accommodate a double bed. The delightful front facing master enjoys the open outlook and benefits from built-in storage, and a superior ensuite shower which has a modern suite with feature complementary tiling incorporating a walk-in cubicle with a mixer shower over. Completing the accommodation is the superior family bathroom, also having a modern white suite with feature complementary half tiled walls, and a side facing window providing natural light.

Outside - To the rear the wide westerly facing rear garden has an impressive loggia adjacent to the French doors in the living area providing a lovely relaxing area and shade from the evening sun, leading to the hard landscaped garden with a further Indian natural stone paved seating area at the bottom of the garden, raised borders containing a variety of shrubs and plants, space for a shed and gated access to the front.

To the front there are all stocked borders and pavours to the front door. To the side of the home a block paved driveway provides off-road parking.

W3W – fillings.nods.swinging

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: There is a small charge for the maintenance of the communal area on the development. 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).

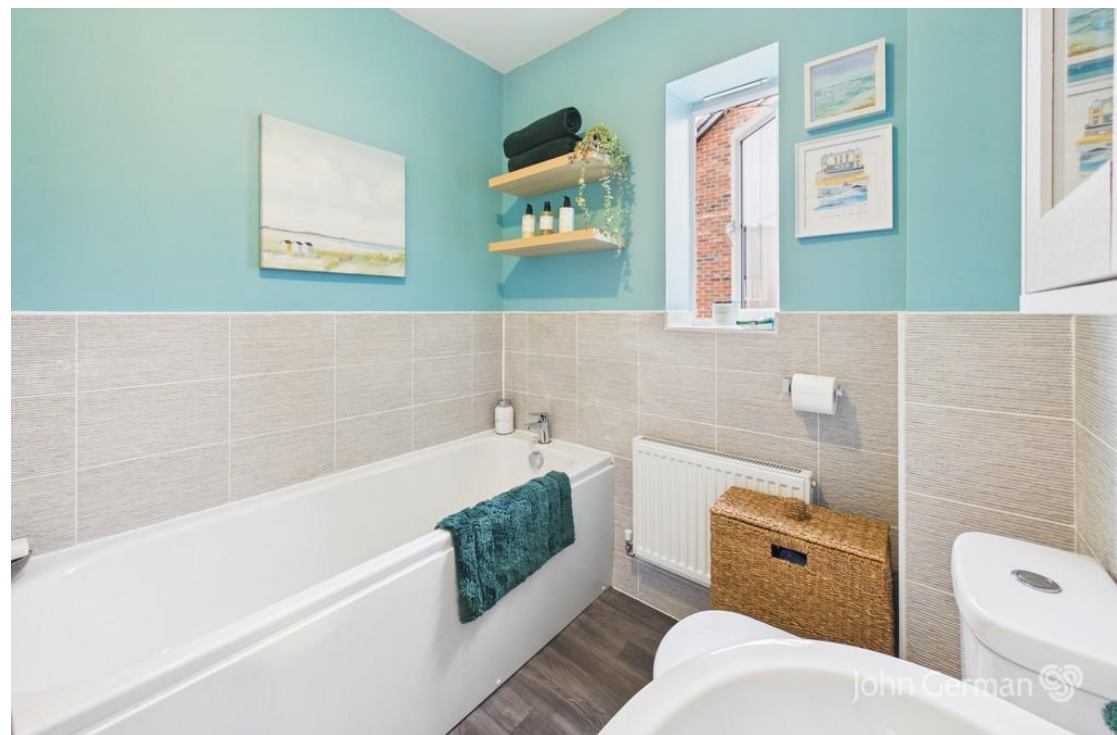
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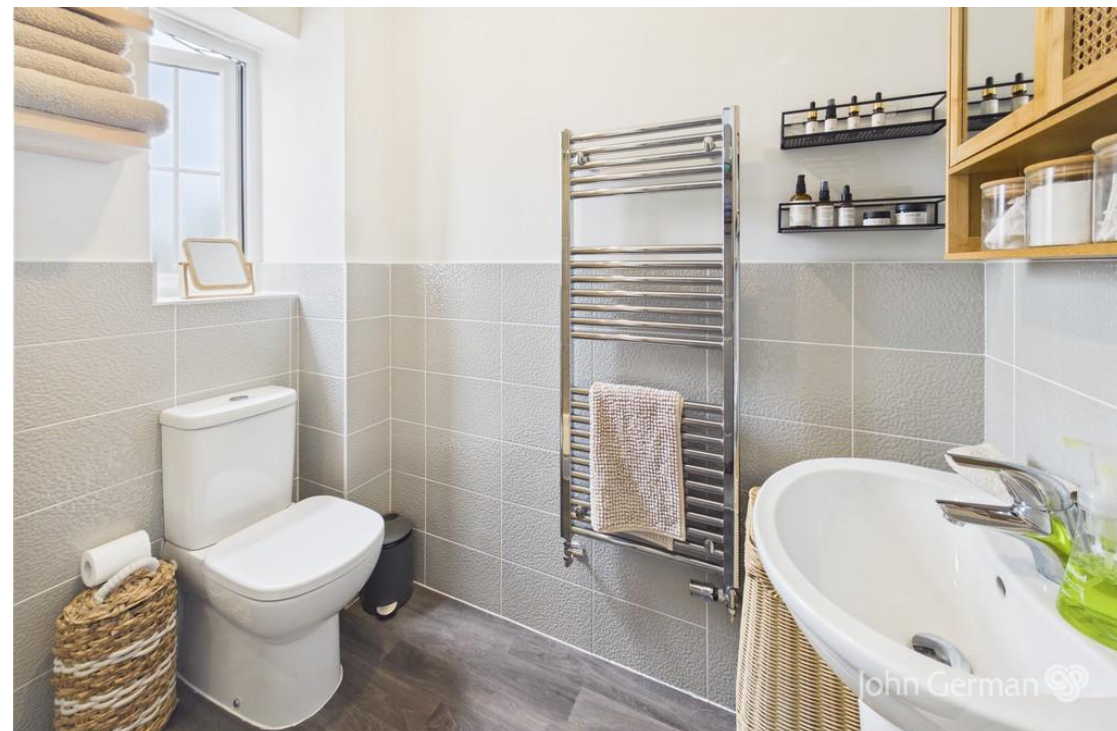
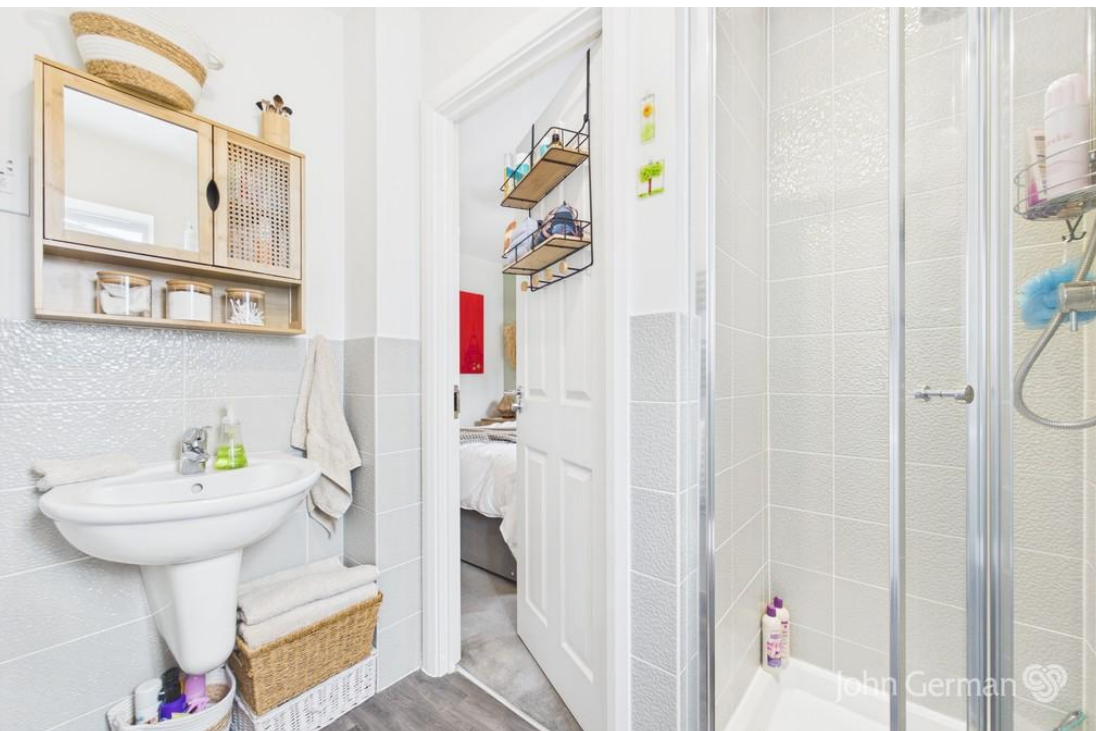
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA/24072026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

58.5 m²

629 ft²

(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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

Agents' Notes

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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		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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