Curlew Close

Uttoxeter, ST14 8TR







Extremely well presented and immaculately maintained modern detached bungalow occupying a quiet cul-de-sac position with an enclosed west-facing rear garden, situated on the always in-demand Bird Land development within easy reach of local amenities and the town centre.

£299,995

John German

Internal inspection of the excellent turnkey condition bungalow in absolutely essential to appreciate the ability to comfortably move straight in and call the house your home, its exact position with a west facing rear garden, and the convenient location.

Situated on the highly regarded and sought-after Bird Land development within walking distance of the convenience shop and green spaces found on the development, and also the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

A good sized and useful canopy porch has a uPVC part obscure double glazed entrance door opening to the welcoming hallway offering an immediate sense of the immaculate standard of the home, with access to the loft, a built-in cupboard, and doors to the accommodation.

The comfortably sized lounge has a focal fireplace with a marble insert and hearth, a wide front facing bay window allowing natural light to flow in, plus a glazed panel enhancing the light in both the room and hallway. The well appointed kitchen is positioned to the rear of the home, having a range of base and eye level units with fitted worksurfaces and an inset sink unit set below the window overlooking the west facing garden, a fitted electric hob with a stainless-steel extractor hood over and a built-in electric double oven, plumbing for a washing machine and space for further appliances, plus a uPVC part double glazed door to the patio.

There are three bedrooms of which two can easily accommodate a double bed, with the master overlooking the rear garden and the front facing third bedroom making an ideal dining room or study area depending on your needs. Completing the accommodation is the superior fitted shower room which has a white modern suite with complimentary splashbacks, incorporating a double cubicle with an electric shower over.

Outside, to the rear, the west facing garden has a paved patio providing a delightful seating and entertaining area with a low level dwarf wall and steps leading to the low maintenance gravelled garden which contains a variety of shrubs and rose bushes, enclosed to three sides by timber panelled fencing.

To the front there is a low maintenance garden which is gravelled with shrub beds. A tarmac driveway provides off road parking with wrought iron double gates leading to the side of the home offering further parking and access to the detached garage, having an up and over door, power and light.

What3words: ///outings.exacated.overjoyed
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: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23112026
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Agents' Notes

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