Curlew Close

Uttoxeter, ST14 8TR

Modern style detached bungalow with well maintained accommodation with scope for cosmetic improvement, situated on the popular cul-de-sac on the always in-demand Bird Land development.

£235,000

John German

For sale with no upwards chain involved. Viewing and consideration of this modern style detached bungalow is highly recommended to appreciate the potential to personalise and maybe remodel the layout of the versatile accommodation to best suit your needs, currently having three bedrooms but providing the opportunity to change to two bedrooms with extra reception space.

Occupying a slightly elevated position on the popular cul-de-sac in the sought-after and always in-demand Bird Land locality within easy reach 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 canopy porch which provides plenty of protection from the elements, has a part obscure glazed entrance door opening to the L-shaped hallway where doors lead to the flexible accommodation, and the built-in airing cupboard, having a radiator.

Positioned to the front of the home is a generously sized living room which has a central focal fireplace with a living flame effect fire. At the rear of the property is the fitted kitchen which provides space for a small dining table and chairs, having a range of base and eye level units with fitted worktops and an inset set unit set below the window, space for a cooker with an extractor over, plumbing for a washing machine and space for additional appliances. A uPVC part double glazed door opens to the lean-to conservatory which overlooks the westerly facing garden, having power and uPVC double glazed French doors opening to the outside.

There are three bedrooms with bedroom three being positioned beside the living room at the front, offering potential to remove the dividing wall and make this one open space and larger reception room (subject to obtaining the necessary consents). Completing the accommodation is the fitted shower room which has a modern white suite incorporating a double cubicle with an electric shower over, and a side facing window.

Outside, to the rear, the enclosed westerly facing garden has timber decking with a dry-stone wall and steps leading to further decking and well stocked shrub borders. To the front there is a lawn with well stocked borders. A tarmac driveway provides off-road parking extending to the side of the property, leading to the detached garage which has an up and over door, power and light.

What3words: ///mild.sparrows.clincher
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/11052026

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Ground Floor Building 1

Ground Floor Building 2

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Approximate total area(1)
90.1 m²
969 ft²

Balconies and terraces
5.1 m²
55 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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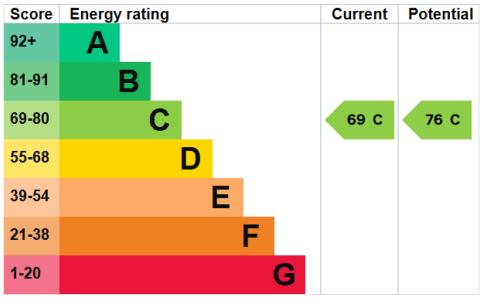

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Agents' Notes

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