

Russell Close

Uttoxeter, Staffordshire, ST14 8HZ

John 
German





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Asking Price Of £335,000

Spacious, detached, executive style home with extremely well presented and remodelled, family sized accommodation extending to approximately 1500sqft located within close proximity to the town centre and amenities.



Internal inspection and serious consideration of this fabulous, family sized home is strongly recommended to appreciate its room dimensions and remodelled layout, including a spacious dining kitchen and additional family room, immaculate condition, gardens and convenient position. Situated within easy reach of the town centre and amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A storm porch with a part-obscured double glazed entrance door leads to the welcoming hall which has stairs rising to the first floor with a useful under stairs cupboard, tiled flooring and doors to the well-proportioned ground floor accommodation, plus the fitted guest cloakroom/WC.

The generously sized lounge positioned at the front of the property enjoys natural light provided by dual-aspect windows, including a wide walk-in bay and a focal living flame effect fire with feature surround.

At the rear of the property is the hugely impressive, fitted dining kitchen which has the same tiled flooring as the hall, together with two windows and wide patio doors to the garden. There is an extensive range of base and eye level units with fitted work surfaces and matching breakfast bar, inset sink unit set below one of the windows, fitted induction hob with extractor over, built-in double oven, and space for further appliances, plus an arch leading to the utility room where there are fitted units with surfaces areas and an inset sink unit.

Completing the spacious ground floor accommodation is the family room, also ideal as a study or playroom, having French doors opening to the garden.

To the first floor, the lovely landing has a window providing natural light and an airing cupboard, plus doors opening to the four good sized bedrooms – each enjoying built-in wardrobes and can accommodate a double bed. The family shower room is fitted with a white suite incorporating a double shower cubicle with mixer shower over. The well-proportioned master bedroom has dual-aspect windows and the benefit of a fitted en-suite shower room having a white three-piece suite.

Outside to the rear, timber decking is complimented by pergola, accessed through French doors from the dining kitchen. There are also raised, well-stocked beds leading to the garden which is predominantly laid to lawn, having further raised beds, space for a firepit and a further decked seating area positioned to take advantage of the early sun.

To the front is a garden laid to lawn, and a double-width tarmac driveway provides off-road parking which leads to the garage having an electric up-and-over door.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

<http://www.eaststaffsbc.gov.uk/planning/applications-and-decisions>

Our Ref: JGA/20092021

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

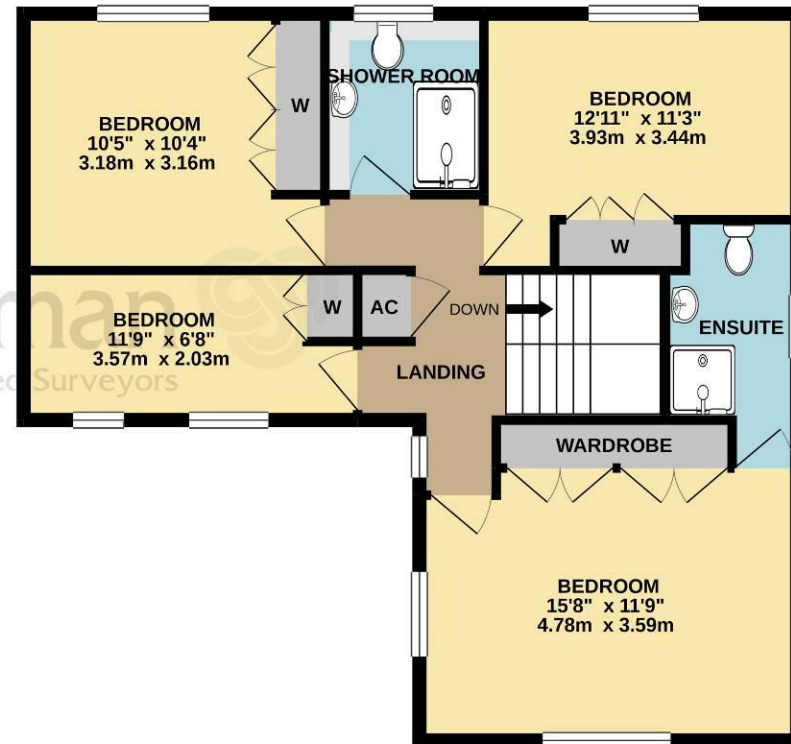




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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