Blounts Drive

Uttoxeter, ST14 8TQ







Well-proportioned modern style detached bungalow occupying a delightful position with a westerly facing garden on the sought-after cul-de-sac development, within easy reach of the town centre and its amenities.

£330,000

John German

For sale with no upwards chain, viewing and consideration of this unique bungalow is strongly recommended to appreciate its room dimensions and layout, excellent opportunity to personalise and remodel the accommodation to make it your own, and its exact quiet position on the popular small development with its westerly facing rear garden. Highly suitable whether looking to downsize or for a family home. Located off Stafford Road within easy reach of the town centre with its wide range of amenities 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 part obscure glazed entrance door opens to the reception hall, having built-in storage, access to the loft, and doors to the spacious accommodation and the guest WC.

To the rear of the home is the generously sized lounge which overlooks the westerly facing garden, with a uPVC double glazed door providing direct access outside and a focal coal effect gas fire with a feature surround. Double doors open to the separate dining room which also overlooks the garden, having a serving hatch to the kitchen.

The good-sized kitchen is positioned adjacent to the dining room, providing the potential to remove the dividing wall and create one open space making a lovely dual aspect dining kitchen which could also have patio doors opening to the garden. Currently providing space for a breakfast table and chairs, having a range of base and eye level units with fitted worktops and an inset sink unit set below the side facing window, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and additional appliance space, plus a uPVC obscure double glazed to the outside.

There are three bedrooms, two of which having front facing windows and can easily accommodate a double bed and furniture. The master bedroom has the benefit of fitted wardrobes to one side and an ensuite shower room having a two piece suite incorporating a walk-in cubicle with a mixer shower over. Bedroom three could easily be used a snug or study depending on your requirements.

Completing the accommodation is the fitted family bathroom which has a three-piece suite and fully tiled walls, plus a side facing window.

Outside

To the rear, the enclosed westerly facing garden has a wide paved patio extending to the full width of the plot, providing a pleasant seating and entertaining area leading to the lawn with well stocked borders, space for a greenhouse and gated access to the front. To the front is a garden also laid to lawn with well stocked borders. A wide tarmac driveway provides off road parking leading to the attached garage which has an up and over door, power and a personnel door to the rear.

What3words: ///messaging.zapped.bridges
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/1305202606082026
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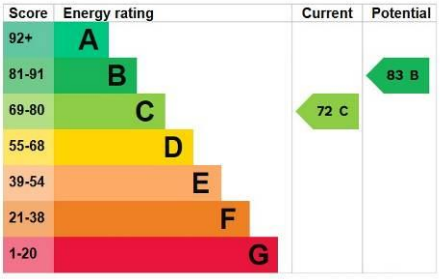

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Agents' Notes

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