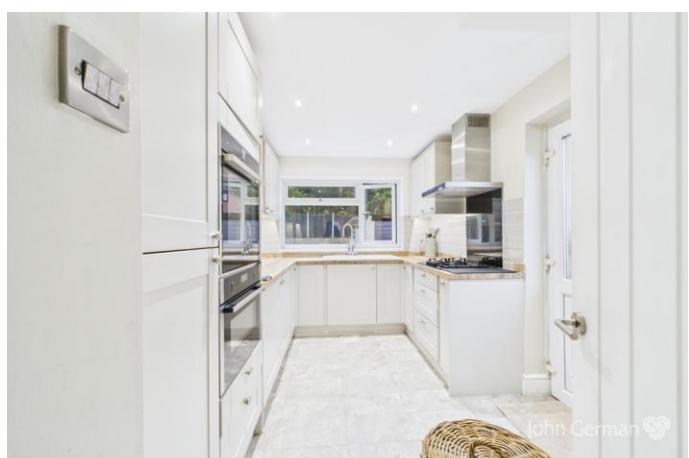




Well-presented modern home having undergone a number of improvements over recent years including a refitted kitchen and modern family shower room. Good-sized south facing rear garden. Central heating and double glazing. Located close to the town centre and great transport links.

£220,000



John German

Entrance to the property is via the entrance hall with stairs rising to the first floor and doors leading off to the ground floor living accommodation.

The lounge diner has double aspect windows with a uPVC double glazed bow window overlooking the front garden and French doors opening onto the rear garden, both of which fill this nicely proportioned space with lots of natural light. There is ample space for a generous sofa set as well as a family sized dining table making it a very versatile living space.

The kitchen has been refitted with a range of shaker style units with contrasting wood effect worksurfaces with matching upstands and tiled splash backs, inset one and a half bowl sink and drainer, integrated double oven, gas hob with cooker hood over, integrated washing machine and fridge freezer, uPVC double glazed window to the rear elevation, spot lighting, tiled flooring and a door leading out to the side elevation.

On the first floor stairs lead to a central landing with built-in over stairs storage cupboard and doors leading off to three well proportioned bedrooms served by a modern shower room which is fitted with a low flush WC, vanity washbasin with storage beneath and a double shower enclosure, complementary tiling, chrome heated towel rail and a uPVC double glazed window to the rear.

Outside, the property is set back from the road behind a lawned front garden with a topiary box hedge. A long driveway to the side of the house provides off road parking with gated access along the side of the property leading to the garage (only used for storage) and a good sized rear garden which is south facing and not overlooked and enjoys a good degree of privacy. Being mainly laid to lawn with shrub and flower borders, gravelled seating area and a paved patio area adjacent to the house, outside tap, outside lighting and timber fenced boundaries.

The house is located towards the edge of town but still within easy reach of local amenities. The town centre and its wide range of facilities are not too far away and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA17112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

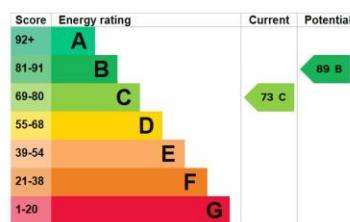
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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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#### 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.