

Greenacres Drive

Uttoxeter, ST14 7EB

John 
German





Greenacres Drive

Uttoxeter, ST14 7EB

£273,000

Well maintained detached home with a two storey rear extension providing deceptively spacious family sized accommodation, located in a popular area of town.

Whether looking to move up or down the property ladder, viewing and consideration of this deceptively spacious family home is strongly recommended to appreciate its potential to further personalise and its convenient location.

Situated within close proximity of local amenities including convenience shops (including Tesco Express mini supermarket) and a public house, the town centre and with its wide range of facilities are also easily reached.

Accommodation - An entrance hall positioned to the side of the home has stairs rising to the first floor and doors opening to the spacious ground floor accommodation.

To the front is the lounge which extends to the full width of the property having a focal brick fireplace and a wide bow window providing ample natural light. A recess has a useful understairs cupboard and glazed double doors open to the extended dining/family room which provides ample space for both a table and chairs plus a sitting area at the rear which has French doors opening to the garden and a ccess to the patio/hardstanding for a conservatory.

The fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below one of the two side facing windows, a fitted gas hob with an electric oven under plus space for appliances. A door leads to the utility room which has a fitted work surface and space for appliances, the wall mounted gas central heating boiler and both a uPVC double glazed window and stable style door to the garden.

To the first floor the landing has a built in airing cupboard and access to the loft plus doors leading to the four bedrooms, three of which can accommodate a double bed. The rear facing master has the benefit of a fitted en suite shower room having a white three piece suite.

Completing the accommodation is the family bathroom having tiled walls and a three piece suite incorporating a panelled bath with an electric shower over.

Outside - To the rear a paved patio and concrete hardstanding leads to the garden which is mainly laid to lawn with gravelled edging, shrubs and panel fencing to three sides.

To the front is a garden also laid to lawn with gravelled edging and shrubs. A tarmac driveway provides off road parking extending to the side elevation with timber double gates leading to the detached garage which has an up and over door and a pedestrian door to the garden.

what3words: stared.intro.repeating

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:** Mains gas

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

Broadband type: Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

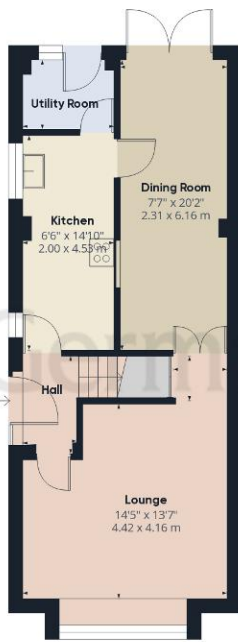
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/20012025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1181.99 ft²

109.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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.

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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



