

# Hazel Close

Uttoxeter, ST14 8UT





# Hazel Close

Uttoxeter, ST14 8UT

£319,995

Attractive modern style detached home with good-sized bedrooms and improved accommodation, benefitting from solar panels, battery storage and an EV point. Located in a highly-sought after area within easy reach of the town centre and local amenities.

Highly suitable whether looking to move either up or down the property ladder, viewing and consideration of this detached home is absolutely essential to appreciate its quiet position on the sought-after development which enjoys a pleasant outlook to the rear, its superior refitted kitchen, and the energy saving additions made by the current owner including solar panels, battery storage and an EV car charging point, providing reduced electricity costs.

Situated in a popular area providing easy access to local amenities including open spaces and the convenience shop found on the Bird Land development along with 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, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A canopy porch with a composite and part obscure double-glazed entrance door opens to the hall where stairs rise to the first floor, and a door leads to the expanded ground floor accommodation.

The comfortably sized lounge has a focal chimney breast with a slate hearth and a timber mantle, wooden floor and a wide walk-in bay window allowing the natural light to flood in. An arch leads to the dining room, also having a wooden floor and double-glazed sliding patio doors opening to the useful garden room which provides additional entertaining/living space, with an insulated roof and a uPVC double glazed door opening to the patio.

The superior fitted kitchen has a range of base and eye level units with high quality worktops and mosaic splashbacks, an inset sink unit set below the rear facing window enjoying a pleasant outlook, a fitted gas hob with an extractor hood over and electric oven under, an integrated dishwasher and additional appliance space, plus a useful understairs cupboard. Additional light is provided by a side facing window and a uPVC part double glazed door also providing direct access to the patio. Doors lead to the downstairs WC and the utility room, which is formerly the rear of the garage, having a range of units with a fitted quality high worktop, mosaic splashbacks and space for white goods, plus a door to the side elevation.

To the first floor there is a loft hatch and doors leading to the three good sized bedrooms, each being able to accommodate a double bed, with the rooms to the rear enjoying a far-reaching outlook over Uttoxeter and the countryside beyond. The light and airy master bedroom benefits from two front facing windows, built-in wardrobes and storage, and a fitted ensuite shower room which has a white modern suite incorporating a double cubicle with mixer shower over. Completing the accommodation is the fitted family bathroom, also having a white modern suite incorporating a panelled bath with a mixer shower and glazed screen above.

Outside To the rear a block paved patio enjoys a pleasant outlook provides an ideal seating area, with steps to the garden which is predominantly laid to lawn having borders, further seating areas and a timber pergola along with a brook running along the bottom of the boundary.

To the front is a garden also laid to lawn with borders, plus a wide tarmac and gravelled driveway providing off road parking with access to the small garage/store which has an up and over door.

**Please Note:** The property benefits from solar panels and battery storage providing reduced electricity costs. The ownership of which will transfer to the new owner.

**W3W:** butternut.kingpin.reaction

**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:** Wide driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

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

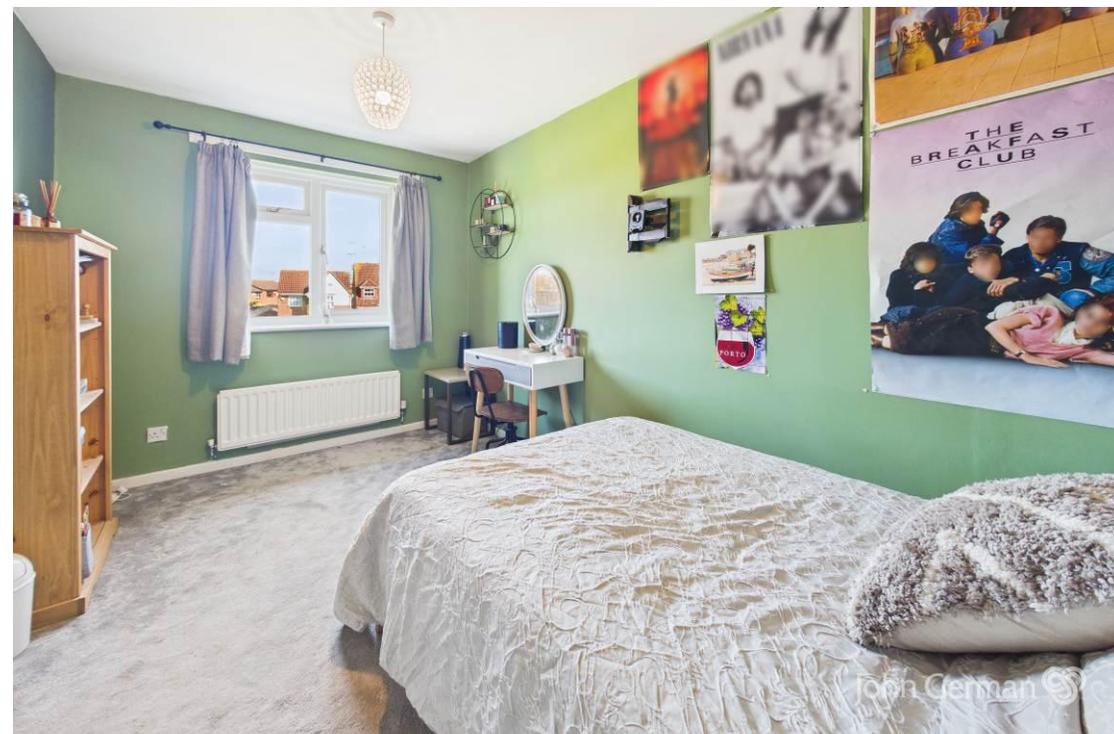
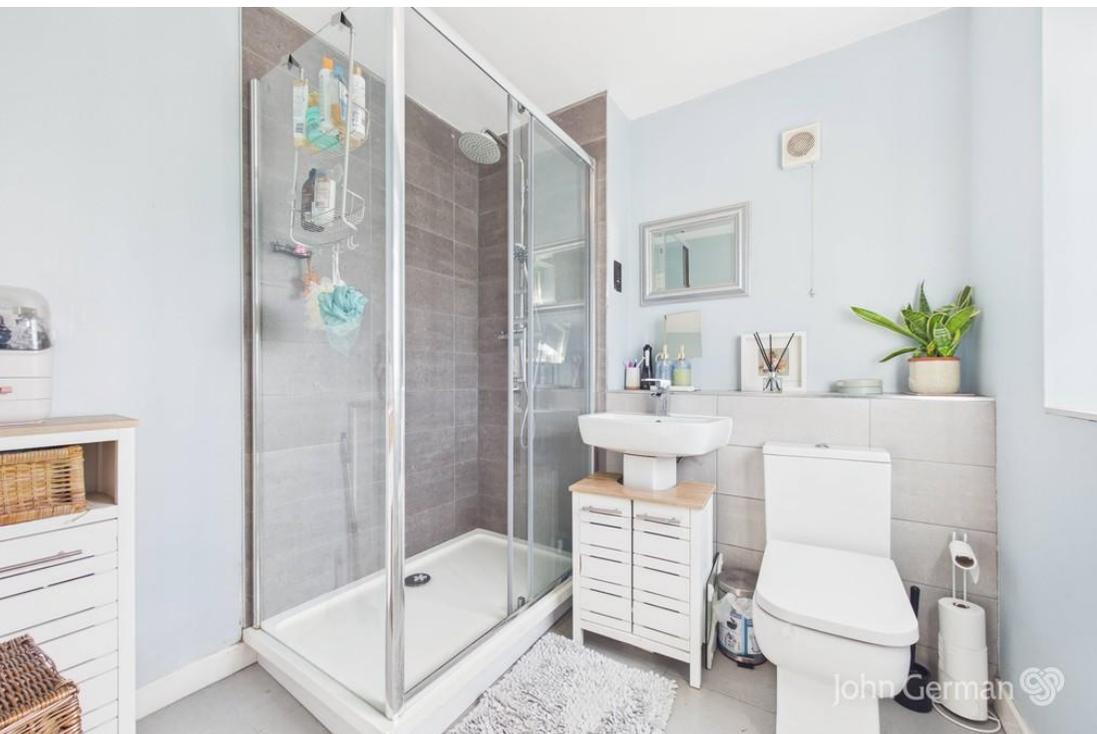
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

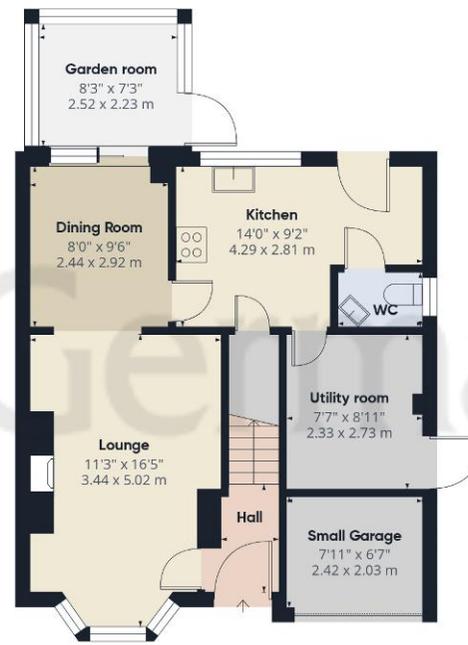
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

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

**Our Ref:** JGA/18032026







Ground Floor

Approximate total area<sup>(1)</sup>

1049 ft<sup>2</sup>

97.3 m<sup>2</sup>



Floor 1



(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.

GIRAFFE360



### 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	86 B
69-80	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



