

Sycamore Close

Uttoxeter, ST14 7NN

John German



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£299,950

Well Maintained Detached Bungalow Providing Generously Sized and Versatile Accommodation with an Enclosed Southerly Facing Rear Garden, Situated at the Head of the Sought-After Cul-de-Sac within a Highly Regarded Area of Uttoxeter.

For Sale with No Upwards Chain Involved. Viewing and consideration of this lovely detached home is highly recommended to appreciate the potential to move straight in combined with the opportunity to make the house your own, including the scope to re-model the layout and possibly convert the garage into additional accommodation (subject to obtaining the necessary consents), its exact position and the lovely enclosed rear garden.

Positioned at the head of the respected cul-de-sac within easy reach of local amenities including Bramshall Road Park with its bowling green, and the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation: To the side of the home a storm porch with a tiled floor has a uPVC part obscure double glazed entrance door opening to the spacious hallway, which provides a welcoming introduction to the home with ample built-in storage and a fitted pull-down ladder providing access to the part boarded loft which has a light.

Across the rear of the property are the reception rooms and fitted breakfast kitchen, providing scope to remodel the rooms into more open space if preferred. Currently comprising a well-proportioned lounge which has a focal marble fireplace with a living flame effect electric fire and a wide facing window overlooking the garden. Sliding glazed doors open to the dining room which has a door returning to the hall and a glazed door and side panel opening to the brick base and double-glazed conservatory, offering additional living space overlooking the garden with French doors leading to the patio. Lastly, there is the fitted breakfast kitchen which has a range of base and eye level units with worksurfaces and a fitted breakfast bar, an inset sink unit set below the window overlooking the garden, space for an electric cooker with an extractor over, plumbing for a washing and space for additional appliances, gas central heating boiler, a built-in pantry and a uPVC part double glazed door to the outside.

There are two good sized bedrooms which are both able to accommodate a double bed, enjoying a pleasant view of the cul-de-sac to the front. Finally, there is the fitted wet room which has fully tiled walls and a modern white suite with an electric shower and a side facing window.

Outside: To the rear the southerly facing garden is enclosed to three sides by a mixture of timber panelled fencing and established hedges, enjoying a degree of privacy, with a block paved patio providing a pleasant seating and dining area leading to the lawn which has well stocked borders containing a variety of shrubs and plants, space for a shed and gates leading onto the Bramshall Road and to the side of the property.

To the front there is a gravelled bed and well stocked shrub borders. A tarmac driveway provides off road parking leading to the garage which has an electric roller door, power points and light, and a door providing direct access into the home.

Agents notes: The property is not yet registered with Land Registry.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

What3words: [///quieter.barstool.blogs](https://www.3maps.com/)

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

Property construction: Standard **Parking:** Driveway & garage

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Mains 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 D

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

Our Ref: JGA06052026

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.







Approximate total area⁽¹⁾

98.2 m²

1056 ft²

(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.

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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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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