

Blounts Drive

Uttoxeter, ST14 8TQ



A deceptively spacious bungalow on the outskirts of town. Providing a versatile layout with three double bedrooms, a dining kitchen, bright rear-facing lounge, and separate dining room/optional fourth bedroom — ideal for families or couples seeking flexible living space.

£395,000



John German 

The bungalow is situated just under a mile from the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgeries, train station, three tier school system, modern leisure centre and the multi-screen cinema.

Entrance to the property is via a recessed entrance door which opens into a central hallway with doors leading off.

The main reception rooms are located to the rear of the bungalow starting with a lovely light and bright living room which overlooks the rear garden with a fully glazed rear entrance door, full height windows and a further window lighting the opposite end of the room. The fireplace forms the focal point of the room with an "Adam" style surround, marble back and hearth and a living flame gas fire.

Double doors open into the dining room which also has a window overlooking the garden and a serving hatch to the kitchen. This room could easily be used as a fourth bedroom if desired.

The kitchen is fitted with an extensive range of sleek high gloss base and eye level units with roll edge worksurfaces, one and a half bowl sink unit, built in oven with four ring gas hob and extractor hood over. Spaces for additional appliances and for a dining table and chairs. Tiling to three quarter height, a window to the side provides natural light with a part glazed entrance door to the side.

The master bedroom sits to the front of the bungalow and features fitted wardrobes and drawers as well as an en-suite shower and pedestal washbasin.

There are two further well portioned bedrooms and a fully tiled family bathroom fitted with a full three piece suite comprising low flush WC, pedestal washbasin and a panelled bath with mixer tap and shower attachment.

There is a second separate guest WC.

Outside, the property is set towards the head of the cul-de-sac. In front of the property is a lawned fore garden with herbaceous beds and borders and a wide tarmaced driveway providing ample off road parking and access to a generous

attached garage with courtesy door to the rear. Gated access along the side of the property leads to the side entrance door and to the fully enclosed rear garden. The rear garden is mainly laid to lawn with well stocked ornamental borders and a greenhouse.

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: 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 E

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

Our Ref: JGA13052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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