

# Spencer Close

Uttoxeter, ST14 8YA

John   
German





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£565,000

Attractive modern detached home providing well-proportioned and planned family sized accommodation, occupying a delightful, slightly elevated cul-de-sac position backing onto fields with a southerly facing rear garden, situated in a highly popular area.

For sale with no upwards chain involved, viewing of this sizeable family home is essential to appreciate its room dimensions and balanced layout, the improved condition including replacement bath/shower rooms and living kitchen, and most notably its exact cul-de-sac position backing onto open fields in a southerly facing direction. The home also benefits from air conditioning in some of the rooms, and solar panels providing reduced energy costs and an income.

Located in a highly sought-after and aspirational area of Uttoxeter towards the edge of town, still within easy walking access to open/green spaces and the convenience shop found on the Bird Land development, plus 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

The impressive reception hall provides a lovely, welcoming introduction to the home with stairs rising to the first floor (storage under) and doors leading to the spacious ground floor accommodation and the guest cloakroom/WC.

The generously sized lounge has a front facing walk-in bay window enjoying a pleasant outlook and a focal inset log burner set on a marble hearth. Behind is the separate dining room which overlooks the garden, with wide uPVC double glazed French doors providing direct access outside. The study is also positioned to the rear of the home overlooking the garden and the adjoining fields.

The heart of the home is the extended living kitchen, providing ample space for dining and relaxing with wide bi-fold patio doors opening to the rear garden and providing an abundance of natural light. There is an extensive range of base and eye level units with fitted quartz tops and an inset sink unit, space for a gas range stove with a glazed splashback and a stainless-steel extractor hood over, an integrated microwave and dishwasher, plus space for an American style fridge/freezer. A door leads to the fitted utility room which has cupboards and a worksurface with an inset sink unit, space for white goods and the wall mounted gas central heating boiler, plus doors to the side and the double garage.

To the first floor, the pleasant part galleried landing has a front facing window providing natural light, access to the loft and a built-in airing cupboard. Doors lead to the five good sized bedrooms, all of which enjoy far-reaching views, with the rooms to rear overlooking the surrounding open fields in a southerly direction, two with air conditioning units and four with built-in wardrobes. The front facing master has that field view and the benefit of a fitted ensuite bathroom which has a white modern suite with complimentary tiling, incorporating a panelled bath with thermostatic mixer shower over. Bedroom two is also rear facing and benefits from an ensuite shower room, having a white modern suite with tiling incorporating a cubicle with a mixer shower over.

Completing the accommodation is the fitted family bathroom also having a white modern suite with complimentary tiling and a panelled bath with a mixer shower and glazed screen above.

#### Outside

To the rear, the southerly facing garden is enclosed to three sides and enjoys a good degree of privacy, with a paved patio providing a lovely seating and entertaining area leading to the lawn with slate shale edging and well stocked bed borders, plus a further paved seating area and gated access to the front.

To the front is a garden laid to lawn with stocked beds. A tarmac double width driveway provides off road parking leading to the double garage which has two up and over doors, power, an EV charge point and a personal door to the side.

**Agents note:** The property benefits from solar panels providing reduced electricity costs and an income of approx. £1000 per annum. The ownership will be transferred to the buyer.

**What3words:** [///plenty.highbrow.haircuts](#)

**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 & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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 F

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

**Our Ref:** JGA/25032026

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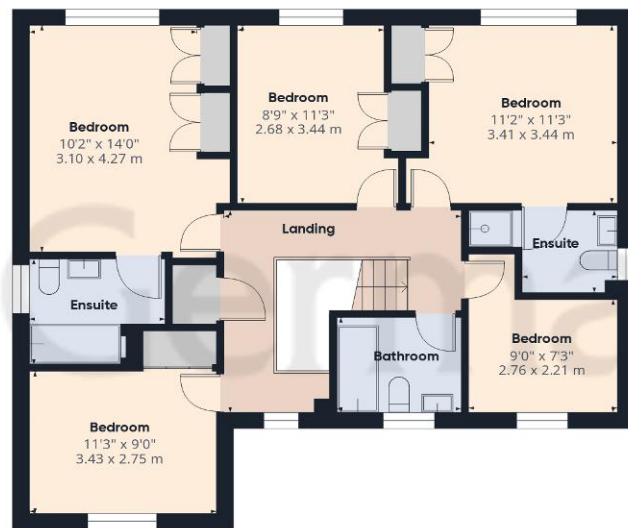








Ground Floor



Floor 1



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

1952 ft<sup>2</sup>

181.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

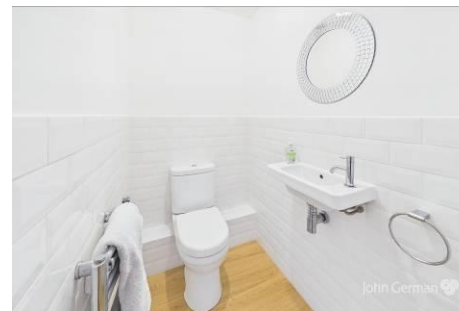
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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