

Brooklands Close

Uttoxeter, ST14 8UH

John 
German





A bright, modern living room with light wood-look flooring. A grey fabric sofa with dark leather-like trim is positioned against a white wall. To the left is a white door with a silver handle. In the background, a dining table with chairs is visible, along with a kitchen area and large windows overlooking a green garden. A modern ceiling light fixture is visible above the sofa.

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£315,000

Beautifully presented and immaculately maintained detached home with well-proportioned and re-modelled accommodation, occupying a lovely slightly elevated position towards the head of the quiet and popular cul-de-sac on the always in-demand Bird Land development.

Whether looking for your first home or moving either up or down the property ladder, internal inspection of this extremely impressive home is absolutely essential to appreciate its many standout features, including the re-modelled and expanded ground floor accommodation, superior condition and specification throughout, bedrooms sizes, and its exact position towards the head of the quiet cul-de-sac enjoying a degree of privacy.

Situated on the always popular Bird Land development within walking distance to the convenience shop, open spaces and play areas found on the estate, and 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.

Accommodation

A replacement 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 deep walk-in bay window to the front, with feature flooring running into the open plan dining kitchen which extends to the full width of the home overlooking the rear garden, with wide uPVC double French doors providing access outside. There is an extensive range of base and eye level units with kickboard lighting and fitted worktops, an inset sink unit with a boiler tap set below the window overlooking the garden, a fitted induction hob with an extractor hood over, a built-in double oven and integrated appliances including a dishwasher and fridge/freezer.

Positioned to the front of the home is the versatile family area, currently used as a play area, making an ideal space for entertaining or working depending on your requirements. Completing the ground floor space is the fitted WC, having a two-piece suite with a side facing window.

Upstairs, the landing has a built-in storage cupboard and a separate airing cupboard housing the gas combination central heating boiler. Doors lead to the three good size bedrooms, all of which can accommodate a double bed, with the rooms to the front enjoying an elevated far reaching roofscape view. The master bedroom benefits from a superior ensuite shower room which has a white modern suite incorporating a cubicle with a mixer shower over. Finally, there is the refitted family bathroom which has white modern suite incorporating a panelled shower over with a fitted mixer shower and glazed screen above, with contrasting tiled splashbacks and a rear facing window.

Outside

To the rear, the enclosed garden enjoys a good degree of privacy. A paved patio extends to the width of the garden providing a lovely seating and relaxing area, with a timber dwarf wall and steps leading to the lawn with slate shale borders and a further paved seating area in the corner. To one side of the property is a useful shed which has power, and on the opposite there is a useful canopy with gated access to the front.

To the front is a low maintenance slate shale garden, and a tarmac driveway providing parking.

What3Words: ///melts.weekend.passwords

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

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 D

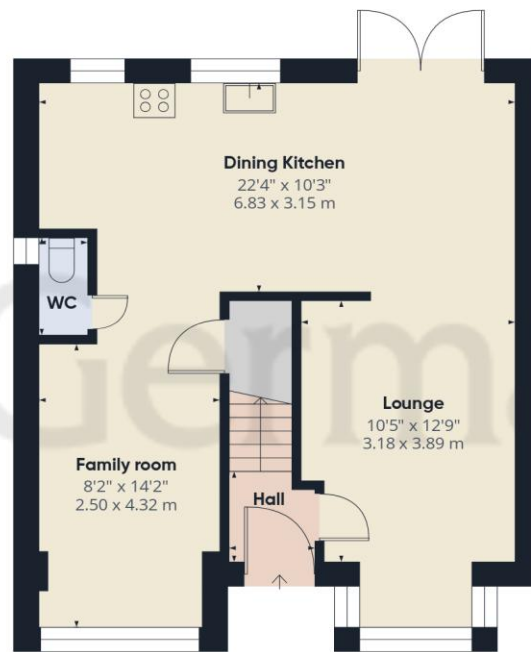
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20032026

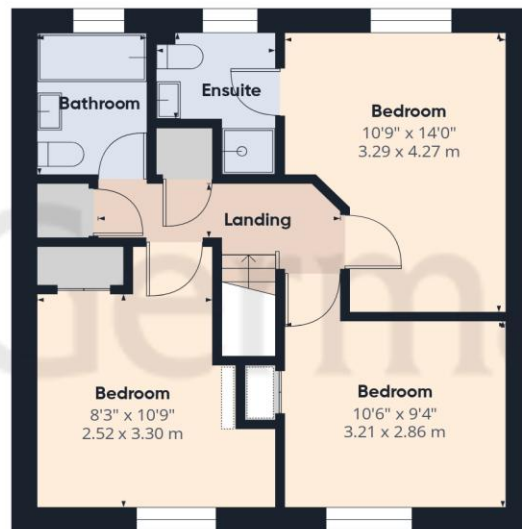
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1057 ft²

98 m²

(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

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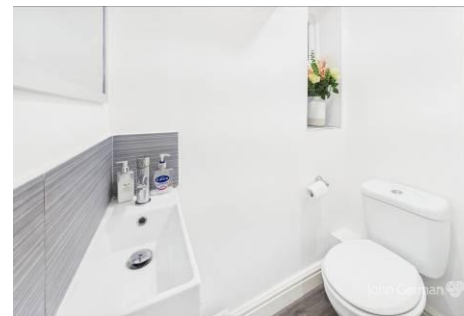
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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