

Redfern Road

Uttoxeter, ST14 7DJ



John German 



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Well presented and improved traditional semi-detached home with expanded ground floor accommodation, occupying a good-sized plot and a wide driveway providing parking, situated in a popular area within close proximity of local amenities.

£225,000



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Highly suitable whether looking for your first home, or moving either up or down the property ladder. Viewing of this excellent three bedroom home is highly recommended to appreciate the substantial accommodation including the impressive dining kitchen and expanded ground floor space incorporating a utility room and downstairs WC, and its good sized enclosed rear garden.

Situated in a popular area of Uttoxeter within walking distance to local amenities including the '5 shops' found on Windsor Road, open spaces and Tynsell Parkes First School. The town centre with its wide range of facilities is also within easy access, and the nearby A50 dual carriageway links the M1 & M6 motorways plus the cities of Derby and Stoke-on-Trent.

An enclosed porch with a front facing window and tiled floor, opens to the hallway which has a side facing window providing additional natural light and stairs to the first floor with a recess and cupboard beneath.

The comfortably sized lounge has a wide front window allowing natural light to flood in, and a focal living flame effect electric fire with a feature surround. The excellent fitted dining kitchen extends to the full width of the home and has a tiled floor, with an extensive range of units with worktops and an inset sink unit set below one of the dual aspect windows, space for a gas cooker and space for a fridge/freezer. uPVC double glazed French doors opens to a lean-to garden room which has a lovely view of the garden and a part glazed door to the patio, plus a lobby area leading to the downstairs WC and the utility room which has a range of units with worktops, an inset sink unit and space for white goods, plus uPVC part double glazed doors to both the front and rear elevations.

To the first floor, the landing has a side facing window and built-in storage, plus access to the loft. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture. Finally, there is the fitted family bathroom which has a three piece suite and complementary tiling, incorporating a panelled bath with an electric shower and glazed screen above.

Outside, to the rear, the good-sized enclosed garden has a paved patio providing a lovely seating and entertaining area leading to the lawn, with a well-stocked border containing a variety of shrubs and plants, plus a shed. To the front a wide tarmac driveway with block paved edging, provides off road parking for several vehicles.

What3words: ///lectured.pinks.corner

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 B

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

Our Ref: JGA/23042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 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

Agents' Notes

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