Byrds Lane

Uttoxeter, ST14 7NE

John German

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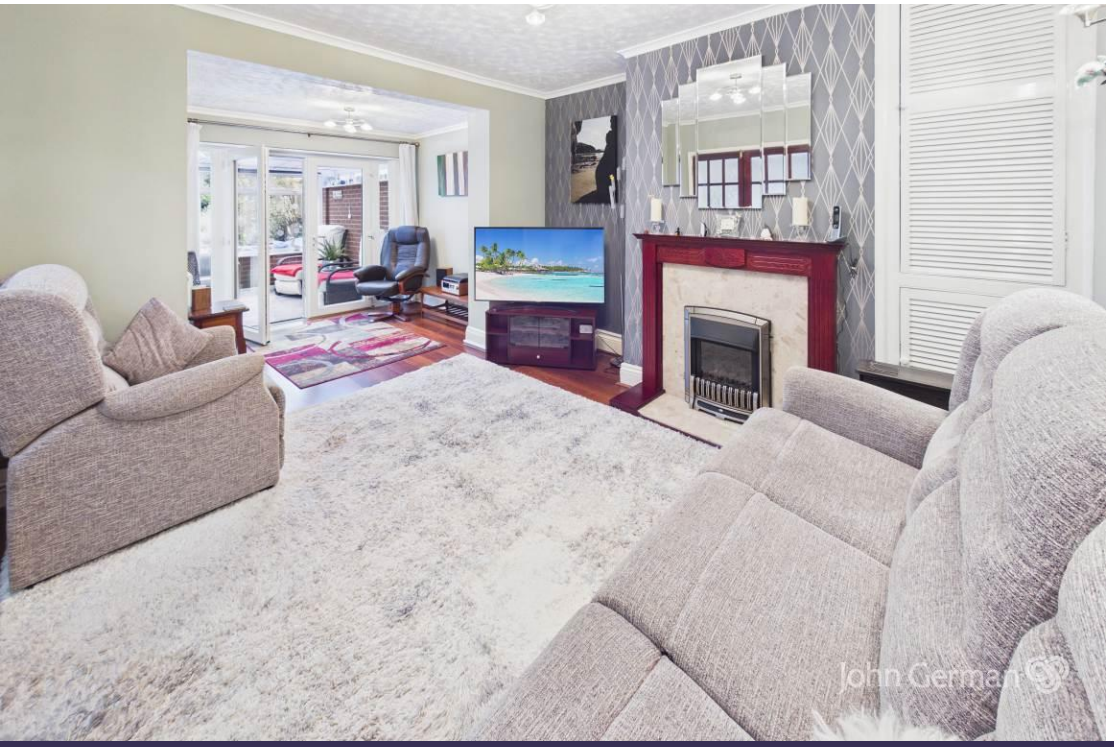
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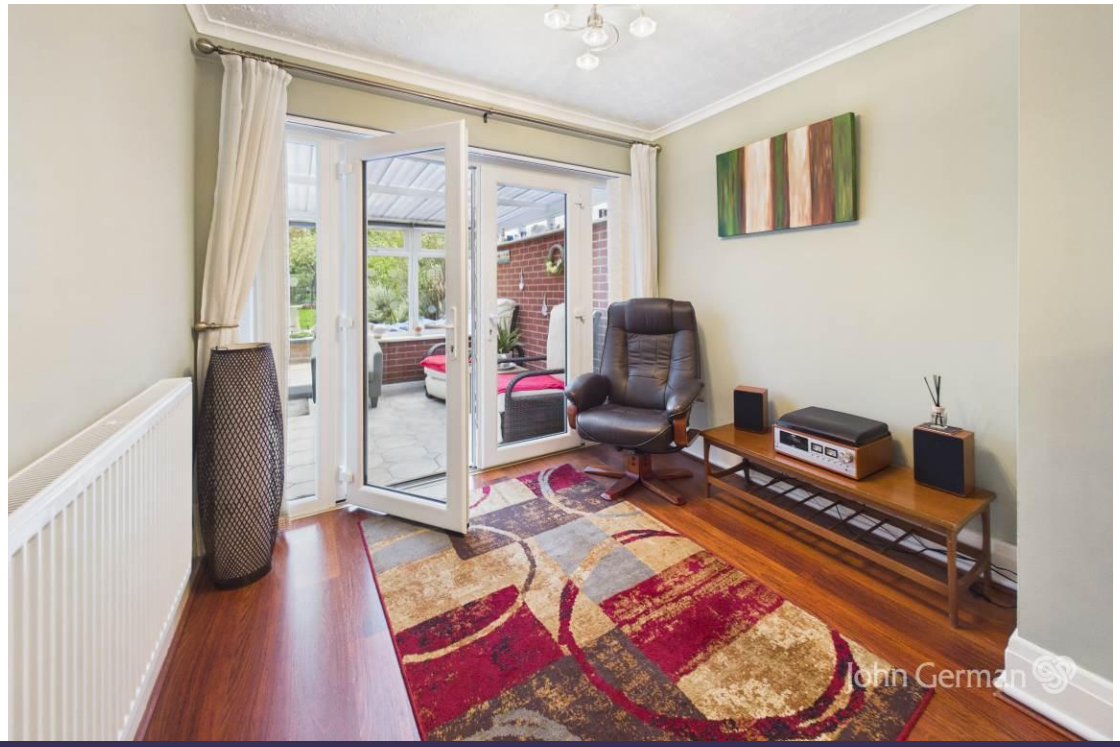
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£269,995

Extremely attractive traditional bay fronted home with beautifully presented, improved and extended accommodation. Occupying a pleasant position with a southerly facing rear garden on a sought-after road within close proximity of local amenities and the town centre.

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Perfect whether looking to move either up or down the property ladder, or for your first home, internal inspection of this truly delightful 1930's home is imperative to appreciate the excellent ground floor extension to the rear which provides an expanded and hugely impressive refitted kitchen, lounge and a versatile garden room which incorporates a laundry area. Well maintained throughout by the current owners for over 40 years and offering the opportunity to move straight in and then make it your own home, the property externally also has the advantage of a southerly facing rear garden, ample parking and an attached garage.

Situated towards the Holly Road end of this highly sought-after road providing easy access to both local amenities and the town centre with its wide range of facilities 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, Your Padel club and the multi-screen cinema.

Accommodation - A replacement composite and part obscure double-glazed entrance door opens to the lovely entrance hall which provides a light and airy introduction to the home with a side facing window, fitted corner cloaks cupboard and a feature oak staircase rising to the first floor with a useful cupboard beneath, plus doors to the extended ground floor accommodation.

The generously sized dining room is positioned to the front of the home with a wide walk-in bay window, feature wooden flooring and a focal chimney breast with a fireplace surround. The separate lounge has been extended to provide the flexibility to be used as one large room with a lounge and a separate sitting/play area, depending on your household's needs, with a focal chimney breast and a feature gas fire plus a feature surround. Wide uPVC double glazed French doors and side panels open to the versatile garden room which overlooks the pleasant southerly facing garden, having a tiled floor and wide uPVC double glazed French doors opening to the patio, plus a fitted worktop with space for white goods beneath, and a door to the attached garage.

Completing the ground floor is the extremely impressive extended kitchen, having an extensive range of refitted units with worktops and an inset sink unit with a Quooker instant hot water mixer tap set below the window looking into the garden room, a fitted gas hob with a stainless-steel extractor hood over and an electric double oven under, plus integrated appliances including a dishwasher and fridge. There are two side facing windows and a uPVC part double-glazed stable style door to the side.

Upstairs the pleasant landing has a side facing window and doors leading to the three bedrooms, two of which can easily accommodate a double bed and benefit from fitted wardrobes to one side, with the front facing room having a wide walk-in bay window. Finally there is the fitted family shower room which has fully panelled walls and a tiled floor, with a white suite incorporating a corner cubicle with an electric shower over, and a separate wc.

Outside - To the rear the delightful well-tended southerly facing garden is enclosed to three sides having a paved patio with raised beds and a further seating area providing a lovely relaxing area leading to an artificial lawn with well stocked borders containing a variety of shrubs and plants, plus space for a shed. At the bottom of the garden there is a deep gravelled bed also having a variety of shrubs and plants.

To the front a gravelled hardstanding and a tarmac driveway extends to the side of the home, providing off road parking for several vehicles, leading to the attached garage which has timber double doors, power and a personnel door providing direct access into the home.

W3W: viewers.fidgeting.venue
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 & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/28092026

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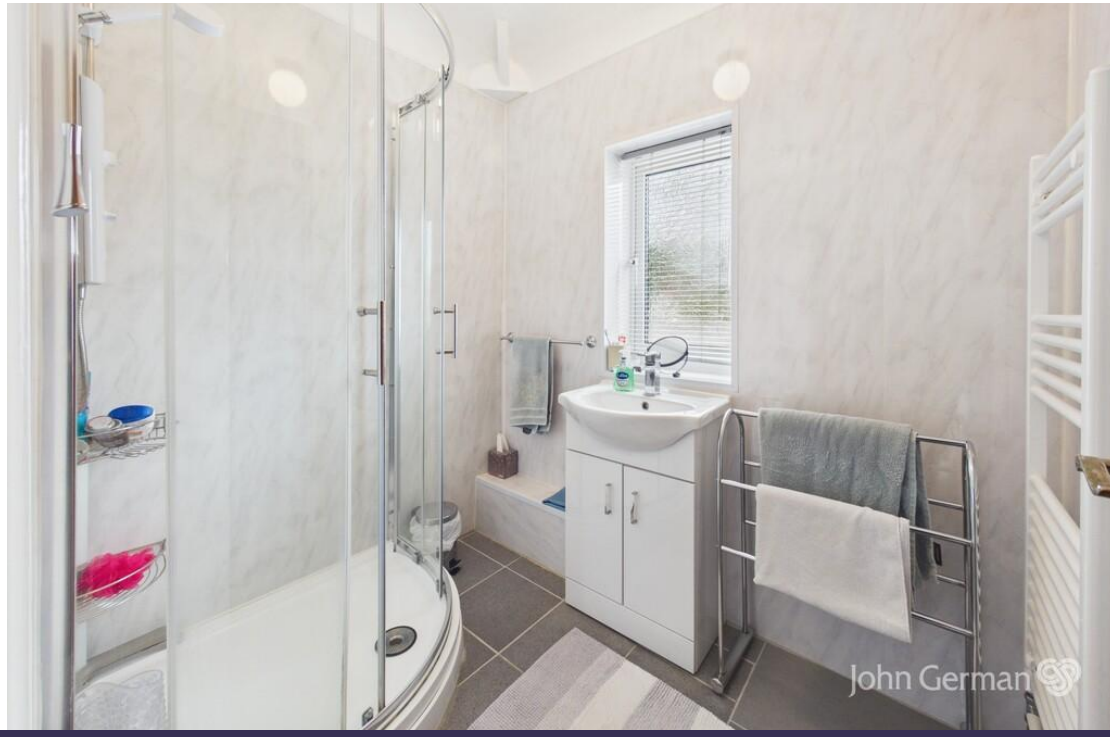
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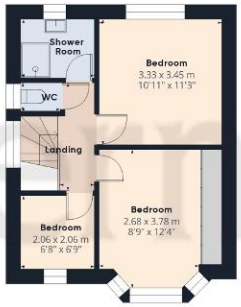
Ground Floor



Floor 1

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Approximate total area(1)

114.4 m²

1230 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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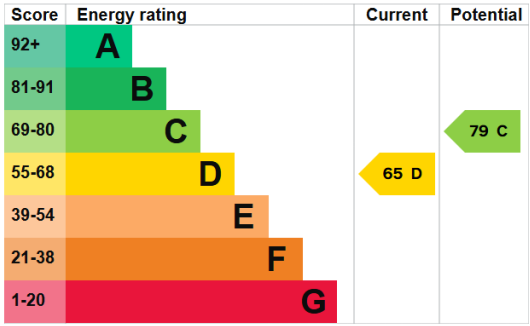
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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