

# Beech Close

Uttoxeter, ST14 7PY

John German





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£390,000

Deceptively spacious detached bungalow providing generously sized, extended and remodelled accommodation appointed to a good standard, offering a high amount of versatility. Situated at the head of the popular quiet cul-de-sac, within easy reach of the town centre and amenities.

For sale with no upwards chain involved, internal inspection and consideration of this well-proportioned detached bungalow is essential to appreciate its versatile layout and room dimensions, standard, and its position at the head of the sought-after cul-de-sac adjacent to Windsor Park Middle school's playing field.

Located off Hall Road within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee house and bars, doctors surgeries, train station, modern leisure centre and the multi-screen cinema.

**Accommodation** - A composite and part double glazed entrance door opens to the welcoming L-shaped hallway which has built-in cloaks cupboards and airing cupboard housing the central heating boiler, loft hatch, and doors leading to the remodelled accommodation.

The reception rooms are positioned to the rear of the property. The comfortably sized sitting room has wide uPVC double glazed sliding patio doors leading to the first brick base and double glazed conservatory, providing additional entertaining space overlooking the garden with power and light, plus French doors opening to the patio. Further French doors lead to the second useful conservatory, making an ideal light and airy workspace and study area, also having power and light.

The generously sized dual aspect kitchen provides ample space for a dining table and chairs, having an extensive range of base and eye levels units with fitted worksurfaces and an inset sink unit set below the window which overlooks Windsor Park school playing field, a fitted electric hob with an extractor hood over, an integrated dishwasher and washing machine plus space for a fridge/freezer. Further natural light and direct access to the patio and garden comes from the wide uPVC double glazed French doors.

To the front is the large master bedroom, originally the lounge, having two banks of fitted wardrobes and dual aspect windows providing natural light. On the opposite side of the hall is the second bedroom, having a door leading to an adaptable dressing room/snug/study which has uPVC double glazed French doors opening to the front, and a door to a superior fully tiled ensuite shower room which has a modern white suite incorporating a double shower room with a mixer shower over.

Completing the accommodation is the fully tiled family shower/wet room which has a white modern suite with fitted cupboards, and a shower area with a mixer shower over, and a rear facing window providing light.

**Outside** - To the rear is a southerly facing block paved low maintenance garden enclosed by a mixture of established hedges and wire fencing, with well stocked borders and raised beds containing a variety of shrubs, plants and fruit bearing shrubs, space for a shed and gated access to the front.

To the front there are well stocked borders containing a variety of shrubs, and a block paved driveway providing off road parking for several vehicles.

**W3W:** popular.divide.launcher

**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 and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

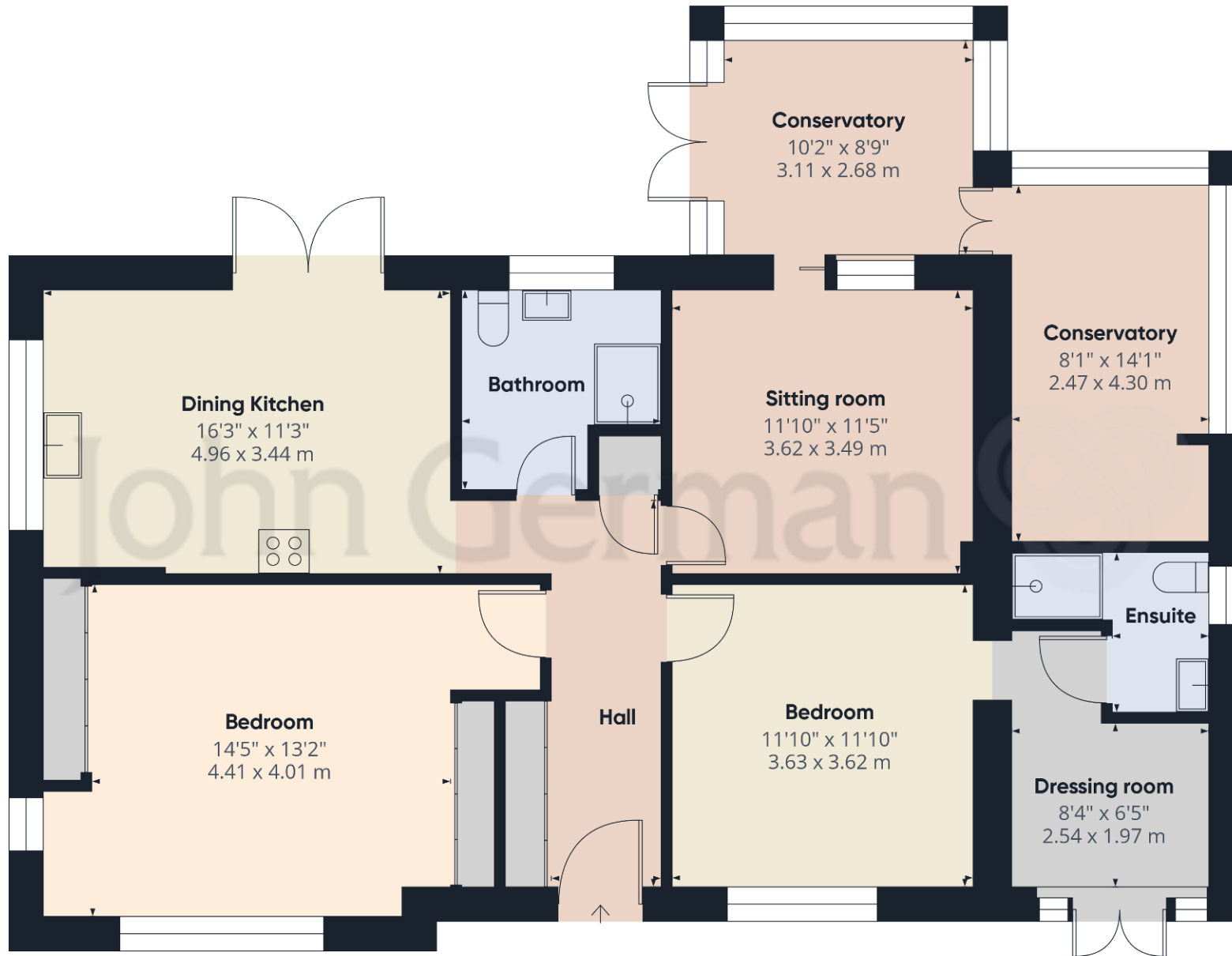
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JGA/05092025







Approximate total area<sup>m</sup>  
1197 ft<sup>2</sup>  
111.2 m<sup>2</sup>

(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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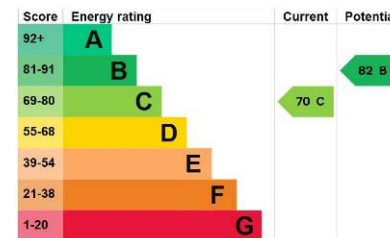
#### Agents' Notes

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**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.



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



