

Pine Walk

Uttoxeter, ST14 7NL



Well-maintained traditional semi-detached bungalow providing scope to personalise, occupying a good-sized corner plot enjoying a southerly facing rear garden and a garage to the rear. Situated in a sought-after area within reach of local amenities and the town centre.

£249,950

John German 

For sale with no upwards chain, viewing and consideration of this well-proportioned traditional home is highly recommended to appreciate the opportunity to move straight in and then personalise to make it your own, well maintained by the current owner for almost 50 years. Occupying a landscaped corner plot providing scope to extend the bungalow (subject to obtaining the necessary planning permission) without compromising the outside space and benefits from a southerly facing rear garden, with driveway parking and a detached garage are also positioned to the rear of the home.

Located in a popular and well-regarded area of Uttoxeter within easy walking distance of Bramshall Road Park, and also within reach of the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - A uPVC part obscure double glazed entrance door opens to the pleasant reception hall, providing a welcoming introduction to the home with a built-in airing cupboard and access to the loft (there is potential to convert the loft space into further accommodation, subject to obtaining the necessary permission, with the hallway providing space for a staircase), and doors to the generously sized accommodation.

Positioned to the rear of the home is the living room which has a focal chimney breast with a feature brick fireplace currently having an electric fire set on the hearth, but also having a gas point or the opportunity to have a real fire. A wide bow window allows natural light to flood in, but also the chance to reinstate French doors to provide even more light and direct access to the rear. The kitchen provides space for a small dining table and has dual aspect windows plus a part obscure double-glazed door to the side elevation, with a range of units, fitted worktops and an inset sink unit set below the window overlooking the rear garden, space for a gas cooker, plumbing for a washing machine and additional appliance space, plus the freestanding central heating boiler.

There are two good sized bedrooms which can both accommodate a double bed and furniture, having front facing uPVC double glazed windows.

Completing the accommodation is the fitted bathroom which has a white modern suite incorporating a panelled bath with a mixer tap and shower attachment, complementary tiled splashbacks and matching half tiled walls, plus a side facing window.

Outside - To the rear the south facing low maintenance garden has a wide patio area leading to a gravelled bed and well stocked borders, enclosed by a mixture of panelled

fencing and well-tended established hedges, with gated access to the driveway and front elevation.

To the front the low maintenance gravelled garden wraps around to the side elevation, also enclosed to a mixture of timber panelled fences and well-tended established hedges.

At the rear of the corner plot a driveway off Sycamore Road provides off road parking leading to the detached garage which has an up and over door, windows, power and a personnel door in the rear garden.

W3W: amending sooner predict

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Not currently connected

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

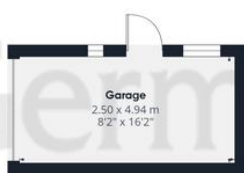
Our Ref: JGA/21052026

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area[®]
68.1 m²
733 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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TRADING STANDARDS UK

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Agents' Notes

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