

Ashleigh Drive

Uttoxeter, ST14 7RG



Well-presented modern home having undergone a number of improvements over recent years including conservatory, refitted kitchen and modern family shower room. Generous and very private corner plot. Located close to the town centre and great transport links.

£240,000



John German

Entrance to the property is via the entrance hall with stairs rising to the first floor and doors leading off to the ground floor living accommodation.

The lounge diner has double aspect windows with a uPVC double glazed bow window overlooking the front garden and patio doors opening onto the conservatory. There is ample space for a generous sofa set, as well as a family sized dining table, making it a very versatile living space. The seating area features a living flame gas fire with stone surround forming a lovely focal point to the room.

The brick built conservatory has uPVC double glazed windows and a clear double glazed roof providing stunning views of the garden and the perfect spot to relax with a cup of tea and a good book.

The kitchen has been refitted with a stylish range of shaker style units with contrasting wood effect worksurfaces and tiled splash backs, inset sink unit, integrated eye level oven and combination microwave, induction hob with cooker hood over, integrated fridge and freezer, concealed washing machine included, uPVC double glazed window to the rear elevation, tiled flooring and a door leading out to the side elevation.

On the first floor, stairs lead to a central landing with built-in over stairs storage cupboard and doors leading off to three well proportioned bedrooms, served by a fully tiled modern shower room which is fitted with a concealed flush WC, vanity wash basin with storage beneath and matching tower storage unit, a corner shower enclosure, chrome heated towel rail and a uPVC double glazed window to the rear.

Outside, the property is set back from the road behind a block paved driveway providing off road parking for four cars. Gated access to the side leads to a further potential secure parking space and a generous patio area with a large cast-iron and Perspex canopy creating the perfect space for outdoor dining no matter the weather. There is also a large timber workshop and garden store which could be replaced with a garage if desired, as well as a second composite shed. A set of three wide steps lead up to the raised lawn which extends to the full width of this triangular shaped plot, with ornamental borders and a small vegetable plot to one side and a greenhouse.

The house is located towards the edge of town but still within easy reach of local amenities. The town centre and its wide range of facilities are not too far away and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

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/11052026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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