

Ashbrook Close

Uttoxeter, ST14 8UL



Beautifully presented & tastefully improved modern mid terraced home occupying a pleasant position with a southerly facing garden at the head of a popular cul-de-sac, on the always in-demand and well-regarded Bird Land development.

£189,995



John German

To the front there is small low maintenance plum slate shale foregarden. Shared vehicular access leads to the parking area to the side of the terrace, with designated parking for several vehicles.

Located on the always sought-after and well-regarded Bird Land development within easy walking distance of the convenience shop and green spaces found on the estate, as well as the town centre with its wide range of amenities 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 storm porch with a part obscure double glazed entrance door opens to the hall, providing a lovely introduction to the home with doors leading to the ground floor accommodation.

The generously sized lounge/dining room is positioned to the rear of the home, providing ample space to arrange your furniture to best suit your needs, with wide uPVC double glazed sliding patio doors overlooking the southerly facing garden and access to the patio. Stairs rise to the first floor with fitted storage cupboards below.

The fitted kitchen has an excellent range of base and eye level units worksurfaces and an inset sink unit set below the front facing window, a fitted electric hob with an extractor hood over and oven under, plumbing for a washing machine and space for a fridge/freezer, plus the wall mounted combination central heating boiler.

To the first floor the landing has doors leading to the two bedrooms, with the spacious rear facing master bedroom extending to the full width of the home and providing ample space for a double bed and furniture, and the front facing second bedroom enjoying a pleasant outlook. Completing the accommodation is the impressive bathroom which has modern white suite with waterfall taps and complementary tiling, incorporating a panelled bath with a mixer shower and glazed screen above.

Outside - To the rear the southerly facing garden is enclosed to three sides, having a paved patio with gravelled edging providing a lovely seating and relaxing area leading to the lawn which has well stocked borders, space for a shed and gated access leading to the parking area.

W3W: touches.leafing.rigs

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:

Parking: Designated off-road parking

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 B

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

Our Ref: JGA/24072026

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

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John German

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

01889 567444

uttoxeter@johngerman.co.uk

Agents' Notes

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