

# Barnwell Close

Stramshall, Uttoxeter, ST14 5AW

John German



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£315,000

Traditional style detached home combining well-maintained accommodation with scope for cosmetic updating and personalisation, Occupying a delightful plot overlooking fields to the rear at the head of a quiet cul-de-sac in the popular village of Stramshall.





For Sale with no upward chain, viewing and consideration of this delightful home is highly recommended to appreciate the huge amount of potential to move straight in and then make the house your own, whether that be simply decorating, re-modelling or extending (subject to obtaining the necessary planning permission). Occupying a fabulous plot with a good-sized rear garden that backs onto fields and enjoys a good degree of privacy, at the head of the quiet cul-de-sac.

Situated in the popular village of Stramshall within walking distance to its amenities which include the active village hall, playing fields, allotments and church. Several walks through the surrounding countryside are also on the doorstep. The town of Uttoxeter and its wide range of amenities are only a short drive away as are the world headquarters of JCB and the A50 dual carriageway, which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A welcoming entrance hall provides a lovely introduction to the home, with stairs rising to the first floor having a cupboard beneath, and doors to the ground floor accommodation.

The generously sized lounge has a focal open fire with a stone effect surround and display plinths, and a wide window allowing the natural light to flood in. Bi-folding doors open to the dining room, with glazed double doors and side windows opening to the pleasant garden room which provides additional living space and a view of the garden plus French doors out to the patio and canopy.

Positioned beside the dining room is the kitchen, providing potential for the wall to be removed to open the rear of the home into one space. Presently having space for a small breakfast table with a range of base and eye level units and worktops, a sink unit set below the window overlooking the fabulous garden, space for a cooker, plumbing for a washing machine and additional appliance space, along with a useful walk-in pantry.

Aside porch opens to the outside, and a further door leads to the downstairs WC.

To the first floor the landing has a side facing window providing natural light, and a loft hatch. Doors lead to the three bedrooms, two of which can easily accommodate a double bed, with the front facing room having fitted wardrobes and the rear facing rooms enjoying magnificent far-reaching views over the surrounding countryside. Completing the accommodation is the family bathroom, having a white suite with tiled splashbacks and half tiled walls, and an airing cupboard housing the hot water cylinder.

**Outside** - A paved patio adjacent to the garden room has a canopy enabling it to be used all year around, leading to the good-sized garden laid predominantly to lawn with well stocked beds and borders and space for a shed, backing onto fields at the bottom. Enclosed to three sides by a mixture of timber fencing and established hedges, with gated access to the front and also access to the boiler room.

To the front is a garden also laid to lawn and a double width driveway leading to the garage, which has timber double doors, power and a personal door to the side.

**what3words:** symphony.narrating.prospered

**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

**Electricity supply:** Mains

**Sewerage:** Mains

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

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

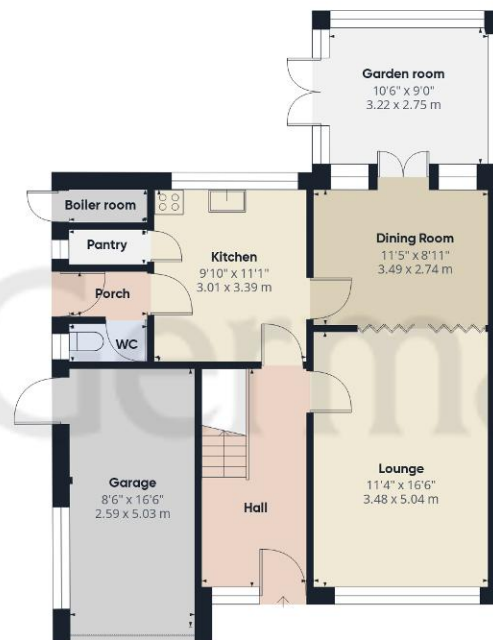
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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







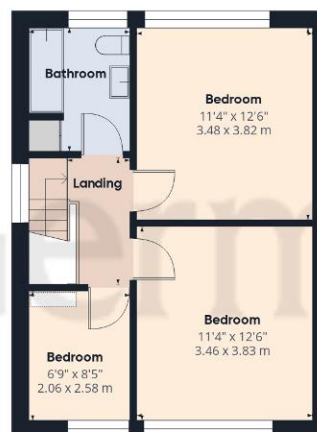


Ground Floor

Approximate total area<sup>(1)</sup>

1236 ft<sup>2</sup>

114.9 m<sup>2</sup>



Floor 1



(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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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

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  
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