

# Swallow Close

Uttoxeter, ST14 8TS

John German





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£450,000

Extremely impressive, detached family sized home with extended ground floor accommodation situated at the head of a popular cul-de-sac, with a westerly facing enclosed garden, on the always in-demand Bird Land development.

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Providing an excellent balance between the extended and expanded ground floor living space and the five first floor bedrooms, extending to approximately 1850 sq feet in total. Viewing and consideration of this spacious detached family sized home is essential to appreciate its well planned and generously sized accommodation, specification, and its exact position towards the head of the cul-de-sac with its enclosed rear garden which enjoys a good degree of privacy and wonderful entertaining/relaxing space.

Situated on the well regarded and sought-after Bird Land development within easy reach of the open spaces and convenience shop found on the estate, and the town centre with its wide range of facilities 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, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

#### Accommodation

A composite and part obscure double-glazed entrance door opens to the enclosed porch, where a double-glazed door leads to the welcoming hallway which provides a lovely introduction to the home, with stairs rising to the first floor having a study area below, doors lead to the extended ground floor accommodation and the fitted downstairs WC.

The front facing lounge has a focal log burner set on a slate hearth, and a feature panelled media wall. A wide arch, which provides potential to install folding doors, leads to the hub of this family home - the light and airy family/dining area which provides ample space to arrange your furniture to best suit your needs, with feature dual aspect corner bi-fold patio doors opening to the rear garden.

The impressive fitted breakfast kitchen has an extensive range of base and eye level units with quality quartz tops, plus a matching island unit incorporating a breakfast bar, with an inset sink unit set below the rear facing window, space for a range stove with an extractor hood over, an integrated dishwasher, plumbing for a washing machine and space for a fridge/freezer. Additional light comes from the double glazed patio doors providing access to the patio and garden, and a further door opens to the utility room, which provides access to the side elevation.

Completing the ground floor space is the separate reception room, making an ideal study or sitting room depending on your needs.

To the first floor, the landing has a built-in airing cupboard and a loft hatch. Doors leads to the five bedrooms, three of which can easily accommodate a double bed and furniture, with bedroom five having a fitted wardrobe and the three rooms to the rear enjoying a pleasant outlook. The front facing master has fitted wardrobes and an open ensuite which has a contemporary three-piece suite incorporating a freestanding bath. Finally, there is the superior family bathroom, also having a contemporary suite incorporating a freestanding bath plus his and hers wash hand basins, and features splashbacks.

#### Outside

To the rear, the enclosed westerly facing garden enjoys a degree of privacy, having a paved patio with gravelled edging and a timber pergola adjacent to the patio doors in the kitchen, leading to the lawn. A timber loggia provides space for a hot tub and soft seating ideal for relaxing and entertaining, plus a versatile home office/gym.

To the front, a wide tarmac driveway provides off road parking for several vehicles leading to the garage which has an up and over door, power and light.

**What3word:** ///standards.shares.wing

**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:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

(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 F

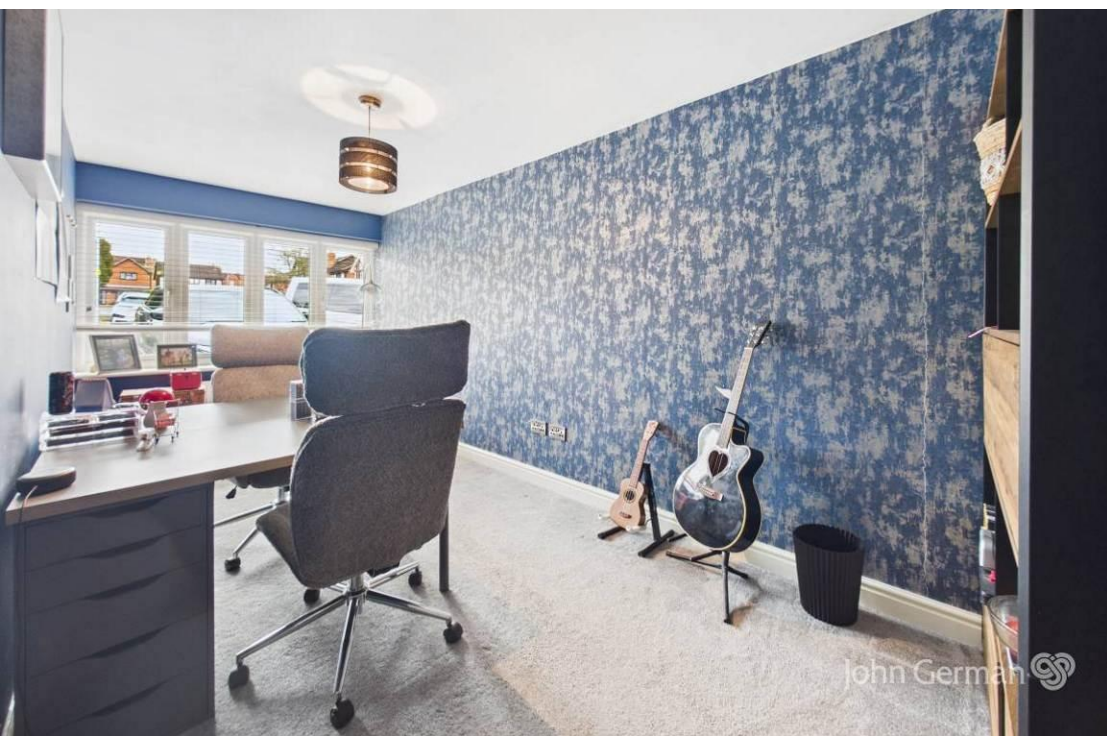
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16032026

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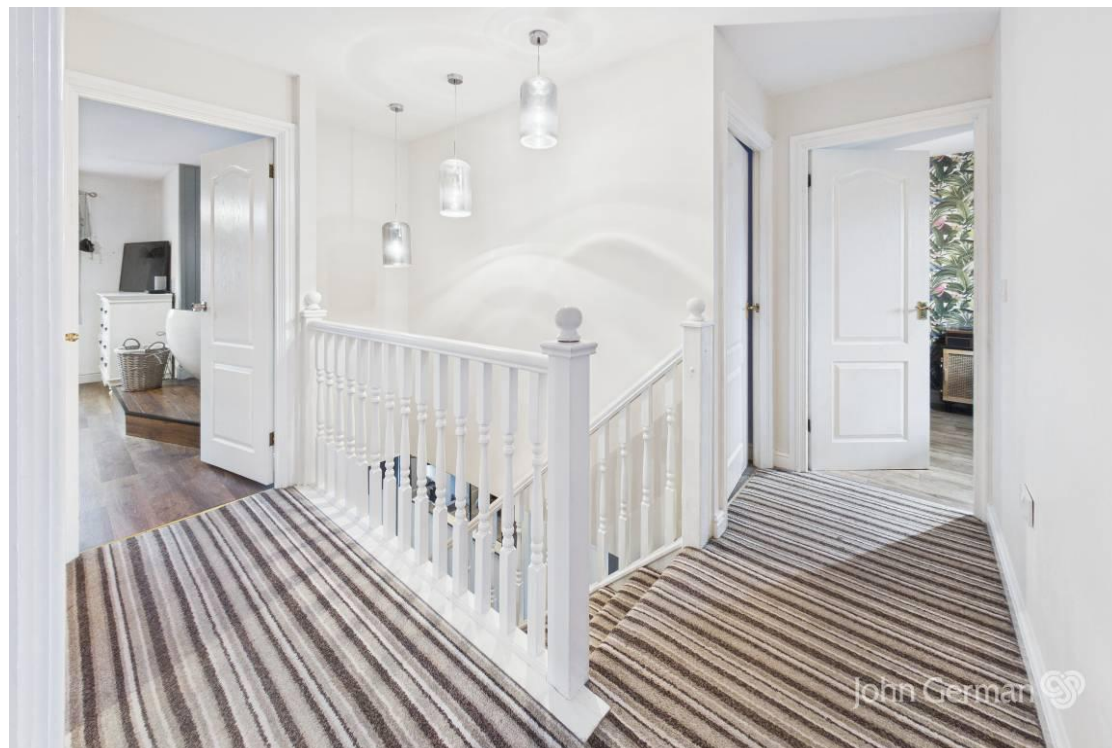
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Ground Floor

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

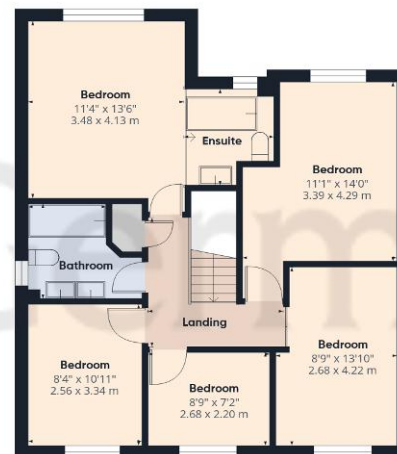
1978 ft<sup>2</sup>

183.8 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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