Friesian Way

Uttoxeter, ST14 5FJ

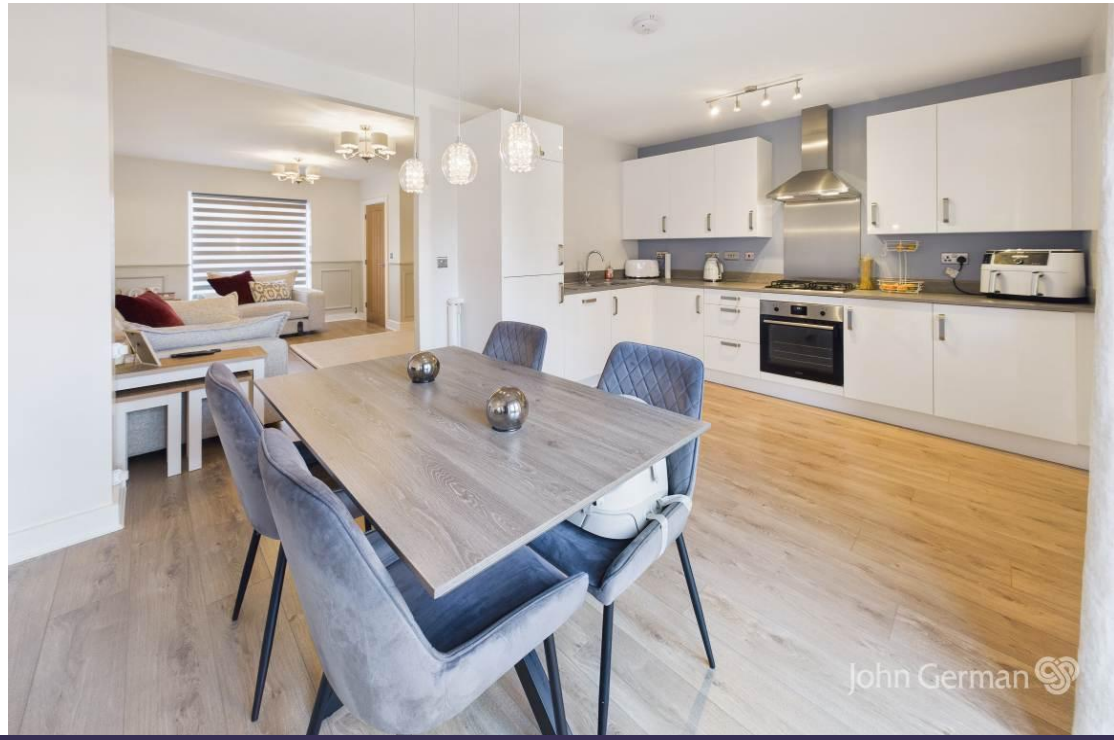
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Uttoxeter, ST14 5FJ

£269,950

Beautifully presented and enhanced modern semi-detached providing generously sized & well-planned accommodation, suitable for a variety of potential types of buyers. Occupying a pleasant landscaped plot with a double width driveway on the popular development.

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Perfect whether searching for your first home, moving up or down the property ladder, or for a buy-to-let investment, internal inspection of this immaculately maintained and energy efficient home is essential to appreciate the improvements done by the current owners, including light oak doors on the ground floor, feature wall panelling, and the flooring. Also benefitting from an enclosed landscaped rear garden with a lovely natural Indian stone patio, and a double width driveway to the front of the home.

Situated towards the edge of the popular second phase of the St Modwen Homes development built in 2022 within easy reach of local amenities, and not too far away from the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, doctor surgeries, train station, modern leisure centre and gyms, Your Padel Club, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities od Derby and Stoke-on-Trent.

Accommodation - A composite entrance door opens to the welcoming hallway, providing an immediate impression of the standard of the home, with stairs rising to the first floor and a light oak door leading to the spacious ground floor accommodation.

The spacious lounge has feature half height wall panelling and provides space to arrange for furniture to best suit your household's needs, with a useful understairs cupboard and a front facing picture window allowing the natural light to flood in. A wide arch leads to the generously sized dining kitchen which extends to the full width of the home and has feature wall panelling to one side, with wide uPVC double glazed French doors overlooking the garden while providing direct access outside. The kitchen has a range of base and eye level units with fitted worktops and an inset sink unit, a fitted gas hob with a stainless-steel extractor hood over and an electric oven under, plus an integrated dishwasher and fridge/freezer.

A light oak and part glazed door leads to the utility room where you find a fitted worksurface and a tall cupboard matching the kitchen units, plumbing for a washing machine and space for a tumble dryer, plus a part double glazed door to the rear garden. A light oak door leads to the fitted downstairs wc, having a white two-piece suite and a side facing window.

Upstairs the landing has a loft hatch and doors leading to the three good sized bedrooms, and the fitted family bathroom which has a white three-piece with complementary tiling incorporating a panelled bath with a mixer tap and shower attachment. The spacious front facing master bedroom has a picture window and the benefit of both a built-in double wardrobe with mirrored sliding doors and an additional built-in wardrobe/cupboard, plus a fitted ensuite shower room which has a white suite with tiling incorporating an enclosed cubicle with an electric shower over.

Outside - To the rear the pleasant enclosed garden has been landscaped by the current owners, having a beautiful natural Indian stone paved patio providing ample space for relaxing and entertaining, with a timber pergola at the bottom of the garden, plus a lawn with raised beds and space for a shed. To the front a tarmac double width driveway with gravelled edging provides off road parking.

W3W: scored.brighter.giants
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.
There is a small annual charge for the maintenance of the communal areas on the development.

Property construction: Standard	**Parking**: Driveway	**Electricity supply**: Mains
Water supply: Mains	**Sewerage**: Mains	**Heating**: Mains gas

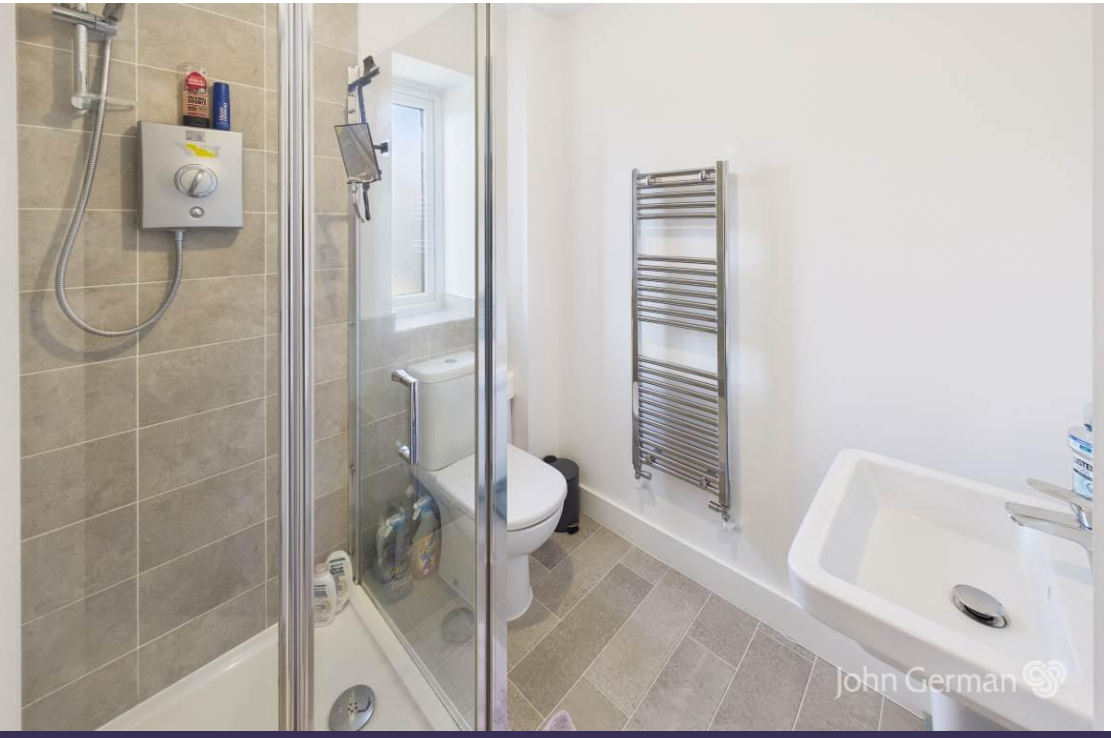
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/13112026






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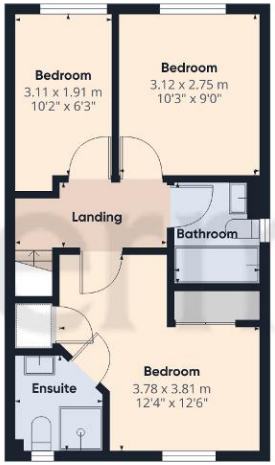

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Ground Floor





Floor 1

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Approximate total area(1)

60.3 m²

649 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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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.



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