

# Partridge Drive

Uttoxeter, ST14 8TY

John   
German





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£359,995

Beautifully presented and much improved detached home providing family sized accommodation including a fabulous open plan dining kitchen and garden room, occupying a pleasant position on the always popular Birdland development.

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Whether moving up or down the property ladder, internal inspection and consideration of this hugely impressive home is an absolute must to appreciate its fabulous presentation and 'turn-key' condition, the improvements made by the current owners including the excellent open plan dining kitchen which flows into the versatile garden room, superior bathrooms and its exact position benefitting from a westerly facing rear garden.

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, and the multi-screen cinema.

Accommodation - A part obscure double glazed entrance door opens to the hallway which provides a pleasant introduction to the home and instant impression of the standard on offer. It has half-height wall panelling that's continues up the stairs to the first floor and landing, a useful understairs cupboard, and doors to the expanded ground floor accommodation and the excellent refitted guest cloakroom/WC with feature tiling.

To the front is the generously sized lounge, having a focal living flame effect electric fire and feature surround, and a window enjoying an open outlook over the cul-de-sac opposite.

The real heart of the home is the open plan living/dining kitchen with its wide arch leading to the versatile garden room, ideal for family living and entertaining providing space to furnish to meet your own needs. There is an extensive range of base and eye level units with superior marble effect work surfaces and breakfast bar, an inset sink unit set below the window overlooking the rear garden, a fitted electric hob with an extractor hood over and an electric oven under, plus an integrated microwave and dishwasher. The garden room area is currently used as a dining room, overlooking the garden with French doors providing direct access to the patio.

Completing the ground floor space is the fitted utility room, having a range of units with a worktop, plumbing for a washing machine and space for a fridge/freezer, a part double-glazed stable style door to the garden and a door opening to the garage.

To the first floor the landing has a built-in airing cupboard and doors leading to the four bedrooms, with bedrooms two and three benefitting from built-in wardrobes and bedroom four currently being fitted out as a dressing room. The delightful front facing and spacious master bedroom has feature panelling to one side and a luxury refitted ensuite shower room having a contemporary white suite and feature tiling, incorporating a cubicle with a mixer shower over. Finally there is the fitted family bathroom, having a white suite with complementary tiling, incorporating a panelled bath with a mixer tap and shower attachment plus a glazed screen.

Outside - To the rear the westerly facing enclosed garden has a paved patio with brick edging providing a lovely seating and entertaining area, leading to a good sized lawn with raised borders plus a planted gravelled bed along with a hardstanding area providing space for a useful summerhouse which has power. Two sets of gates provide access to the front with space for bins.

To the front is a garden also laid to lawn with shrub borders. A double width tarmac driveway provides off road parking leading to the garage which has power points and light, plus direct access into the home.

**W3W:** [urge.com/comfort/perplexed](https://www.urge.com/comfort/perplexed)

**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:** Double width drive & garage

**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 D

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

**Our Ref:** JGA/20022026

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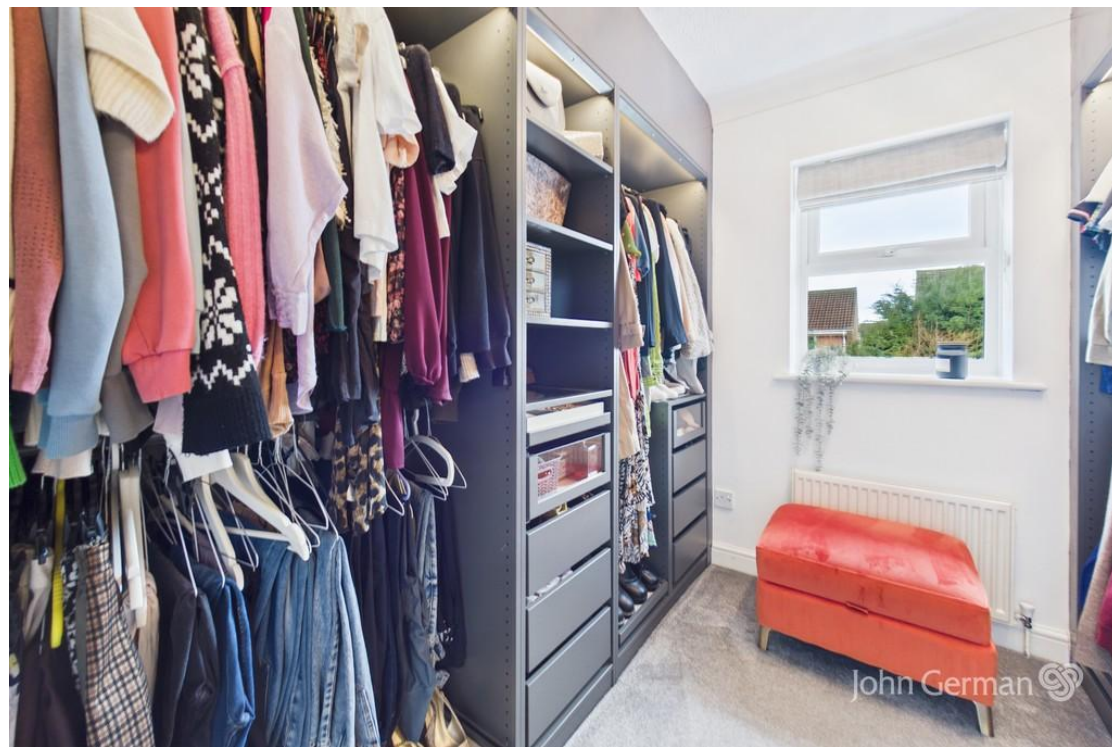


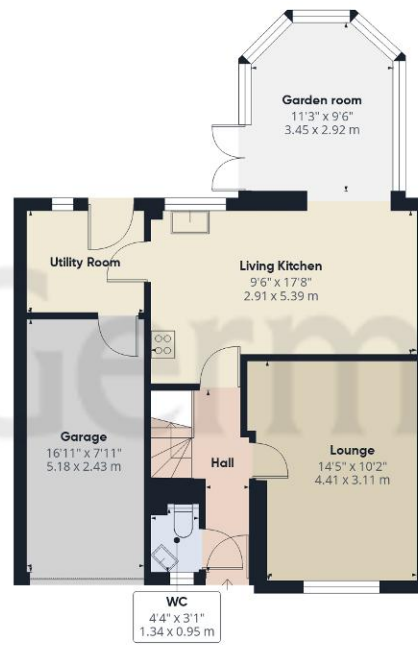


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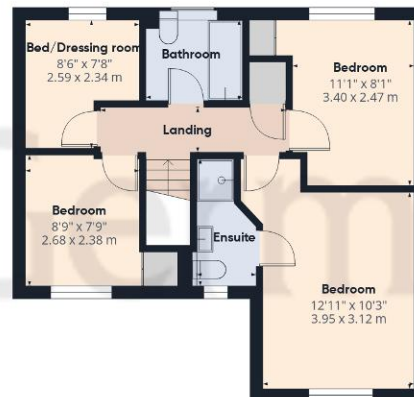


Ground Floor

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

1187 ft<sup>2</sup>

110.3 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.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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