

Hazel Close

Uttoxeter, ST14 8UT

John German



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£430,000

Attractive modern style detached home providing well maintained and generously sized accommodation set over three floors, occupying a pleasant corner position with a westerly facing rear garden in the highly desirable and quiet area within easy reach of local amenities and the town centre.

Highly ideal for numerous types of family buyers, whether growing in number or those with teenagers, viewing and consideration of the generously sized and well-planned home is recommended. Offering the opportunity to move straight in and then make it your own with potential to further remodel the accommodation if preferred, benefitting from five bedrooms set over two floors with four being able to easily accommodate a double bed. Occupying a quiet corner plot with the advantage of a westerly facing rear garden, the current owner did gain planning permission to move the boundary fence and widen the driveway – though this has expired (P/2021/00531)

Situated in the highly sought-after and well-regarded area providing easy access to the local amenities including open spaces and the convenience shop found on the Bird Land development, also within walking distance to the town centre with its wide range of facilities 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 canopy porch with a uPVC part obscure double glazed entrance door and sidelight opens to the welcoming hall, where stairs rise to the first floor with storage below, and doors lead to the ground floor accommodation.

To the front of the home is the generously sized lounge which has wide walk-in bay window providing ample natural light and additional space, with the focal point being the coal effect gas fire with an Adam style surround. Double doors open to the separate dining room, having wide uPVC double glazed French doors opening the westerly facing garden and patio.

The fitted kitchen provides space for a small breakfast table and chairs, with a range of base and eye level units and worktops, an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and electric oven under, plus plumbing for a dishwasher. There is a door returning to the hallway, and a further door leading to the utility room which has a worktop to one side with an inset sink unit set below the window overlooking the garden, space for white goods and a uPVC part double glazed door to the side. Doors open to the garage and the fitted downstairs WC, having a modern white two-piece suite.

To the first floor, the landing has a door opening to the stairs to the second floor bedroom, and a built-in airing cupboard. Doors lead to four good size bedrooms which all benefit from built-in storage, three of which can easily accommodate a double bed. The spacious front facing master bedroom has a walk-in wardrobe/store and the benefit of an ensuite shower room which has a three-piece suite incorporating a double cubicle with a mixer shower over. The fitted family bathroom has a white three-piece suite and fully tiled walls, incorporating a panelled bath with a mixer shower and glazed screen above.

Completing is the second floor double bedroom, also having built-in storage and two double glazed skylights enjoying views over the surroundings.

Outside

To the rear the enclosed westerly facing garden has a wide paved patio extending to the width of the plot providing an excellent relaxing, dining and entertaining area, with steps leading to the lawn which as a raised border and space for a shed. To the side a plum slate shale bed has a gate leading to the front.

To the front a garden laid to lawn wraps around to the side of the home. A tarmac driveway provides off-road parking leading to the garage which has an up and over door, power, light, the wall mounted Valliant combination gas central heating boiler and a personnel door providing direct access into the home.

What3words: [///moon.proves.belonging](#)

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 D

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

Our Ref: JGA/21082026

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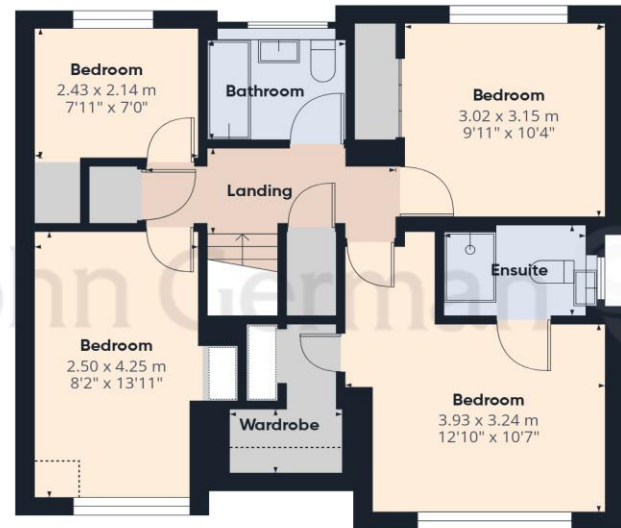




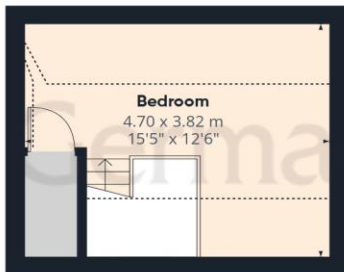




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

140 m²

1506 ft²

Reduced headroom

7.4 m²

80 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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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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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		76 C
55-68	D	55 D	
39-54	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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