

Kynnersley Croft

Uttoxeter, ST14 7SH

John German 



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£319,950

Attractive modern style detached home with well-maintained accommodation providing scope to personalise, situated on a popular sought-after cul-de-sac within easy reach of the town centre and amenities.

For sale with no upwards chain involved and 'one careful owner from new'. Viewing and consideration of this attractive home is highly recommended to appreciate the ability to move in and then make it your own, ideal whether moving up or down the property ladder, or even your long term first home.

Situated on a popular and small cul-de-sac of only 5 properties that is within easy reach of local amenities 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 canopy porch with a replacement composite entrance door and double-glazed side panel opens to the welcoming hallway which provides a pleasant introduction to the home, where stairs rise to the first floor and doors lead to the ground floor accommodation and the guest cloakroom/wc.

The generously sized lounge has a focal living flame effect electric fire with a feature surround, and wide uPVC double glazed patio doors opens to the good-sized conservatory which overlooks the rear garden and provides additional living or dining space with power points and a tiled floor, plus a uPVC double glazed opening outside. Linked is the fitted kitchen provides space for a dining table and chairs, having a range of base and eye level units with fitted worktops and an inset sink unit set below a window overlooking the rear garden, a fitted gas hob with an extractor hood over and electric oven under, plumbing for a washing machine and additional appliances spaces, a tiled floor and a door returning to the hallway.

Positioned to the front of the home is the separate dining room, which can be used as a family room if preferred, having two windows providing an ample amount of natural light.

Upstairs the landing has a side facing window providing light and a built-in airing cupboard. Doors lead to the four bedrooms, three of which can accommodate a double bed and have the advantage of built-in wardrobes. The spacious front facing master has additional built-in storage and three windows allowing the light to flood in, plus a fitted ensuite shower room with tiling and a white three-piece incorporating a double cubicle with mixer shower over. Completing the accommodation is the fitted family bathroom, also having a white three-piece suite with tiling and a side facing window.

Outside - To the rear a paved patio with gravelled edging has a dwarf wall and steps leading to the low maintenance gravelled garden and shrub borders, plus a further paved seating area. Enclosed to three sides and enjoying a degree of privacy, and gated access to the front.

To the front a wide block paved driveway provides off road parking for several vehicles.

W3W: mermaids.expires.referral

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

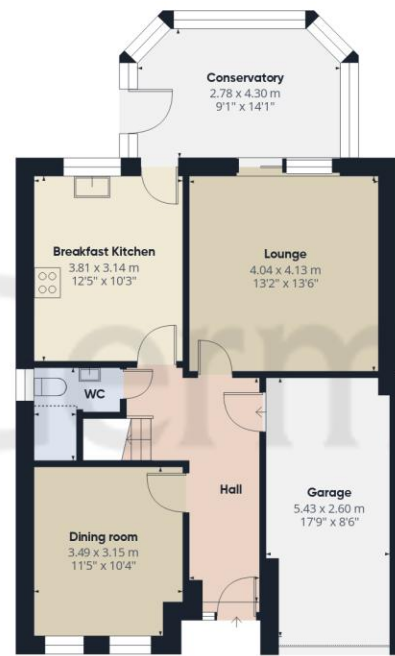
Broadband and type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

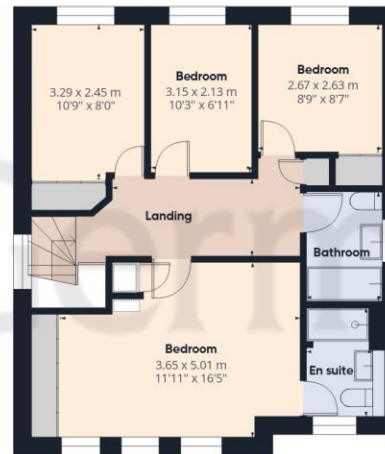
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1



Approximate total area⁽¹⁾

134 m²

1443 ft²

Reduced headroom

1 m²

10 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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