

Sorrel Close
Uttoxeter, ST14 8FE

John German

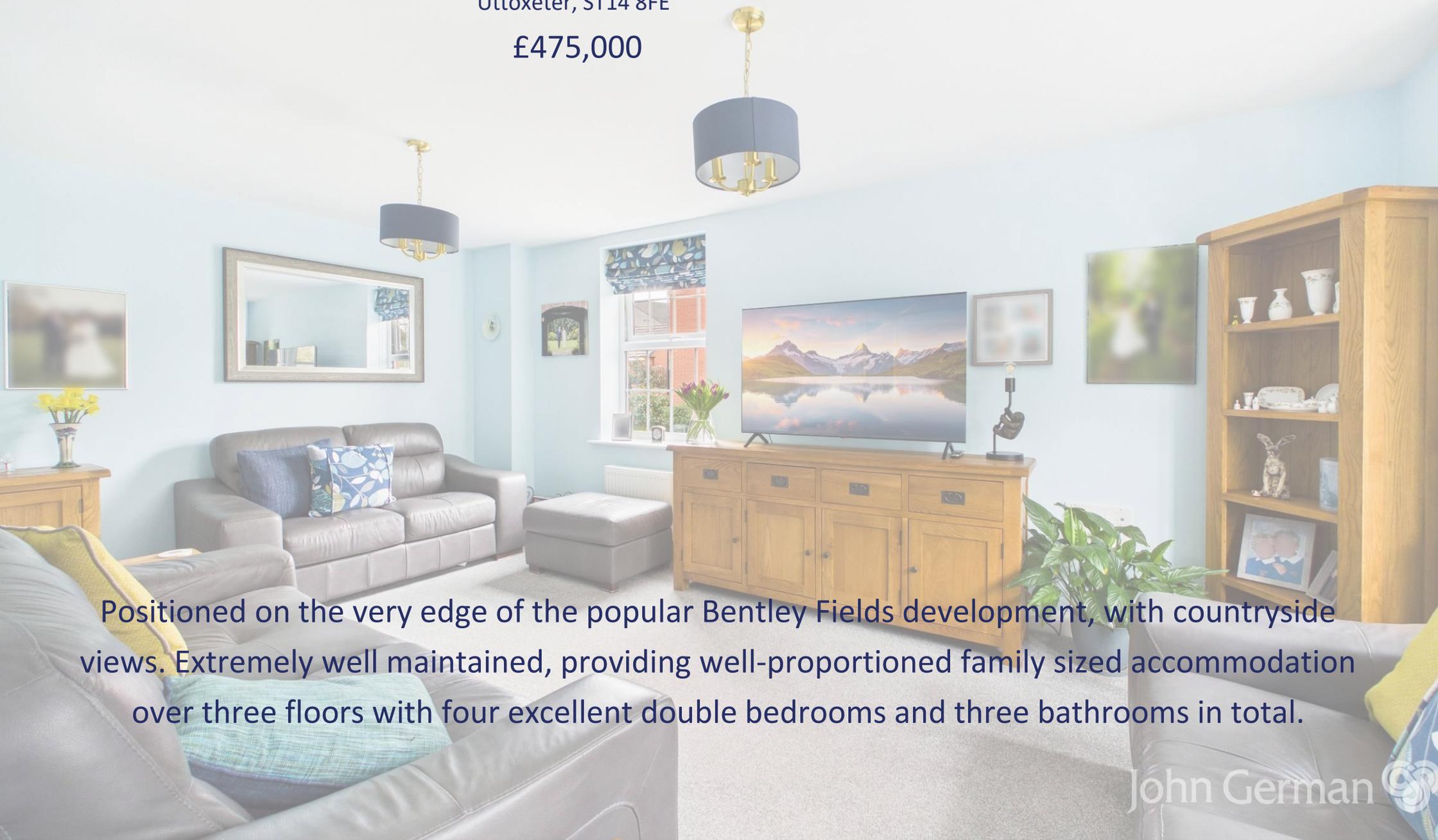




Sorrel Close

Uttoxeter, ST14 8FE

£475,000



Positioned on the very edge of the popular Bentley Fields development, with countryside views. Extremely well maintained, providing well-proportioned family sized accommodation over three floors with four excellent double bedrooms and three bathrooms in total.

Located within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure centre and the multi screen cinema.

A composite entrance door opens to the welcoming reception hall providing a lovely introduction to the home with stairs rising to the first floor, doors leading to the ground floor living spaces, fitted downstairs WC. The heart of the home is the open plan living dining kitchen which extends to the full depth of the property featuring a walk-in bay window in the dining area with French doors out onto the rear garden and a bay window overlooking countryside to the front. The well equipped kitchen has an extensive range of base and eye level units, roll edge worktops and an inset sink unit, fitted gas hob with a glazed splash back and extractor hood over, built in double electric oven plus an integrated dishwasher, and fridge freezer. A door leads to the fitted utility room which has base and eye level units, a fitted worktop, plumbing for a washing machine and space for a tumble dryer, plus a part obscure double glazed door opening onto the driveway. The comfortably sized lounge has double aspect windows providing an abundance of natural light including a bay window overlooking the front garden and woodland beyond.

On the first floor, stairs lead to a spacious landing with a large built airing/storage cupboard and doors leading to the two good sized double bedrooms, which includes the master bedroom featuring a walk-in dressing area with fitted wardrobes and an ensuite shower room with a fully tiled double shower, pedestal wash basin and low flush WC. Finally there is the family bathroom on this floor having been fitted with a white three piece suite incorporating a panelled bath, pedestal wash basin and low flush WC.

A second set of stairs lead to the second floor landing which is an extremely useful space suitable as a study or hobby area, with a Velux skylight providing plenty of natural light. There are two further double bedrooms on this floor, one of which has fitted wardrobes, and both share use of a lovely shower room fitted with a fully tiled shower enclosure, low flush WC and pedestal wash basin.

Outside, the property is set side-on to Sorrel Close with a lawned side garden and herbaceous beds that wrap around to the front of the property and sit either side of the steps which rise up to the front entrance door with wrought iron railings. A generous tarmaced driveway lies to the rear of the property providing off road parking and access to a brick build single garage. The fully enclosed garden sits on the far side of the property with lovely countryside views, being mainly laid to lawn with an extensive paved patio enjoying a good degree of privacy.

Agents note: We understand there is an estate management fee.

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 E

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

Our Ref: JGA/23032026

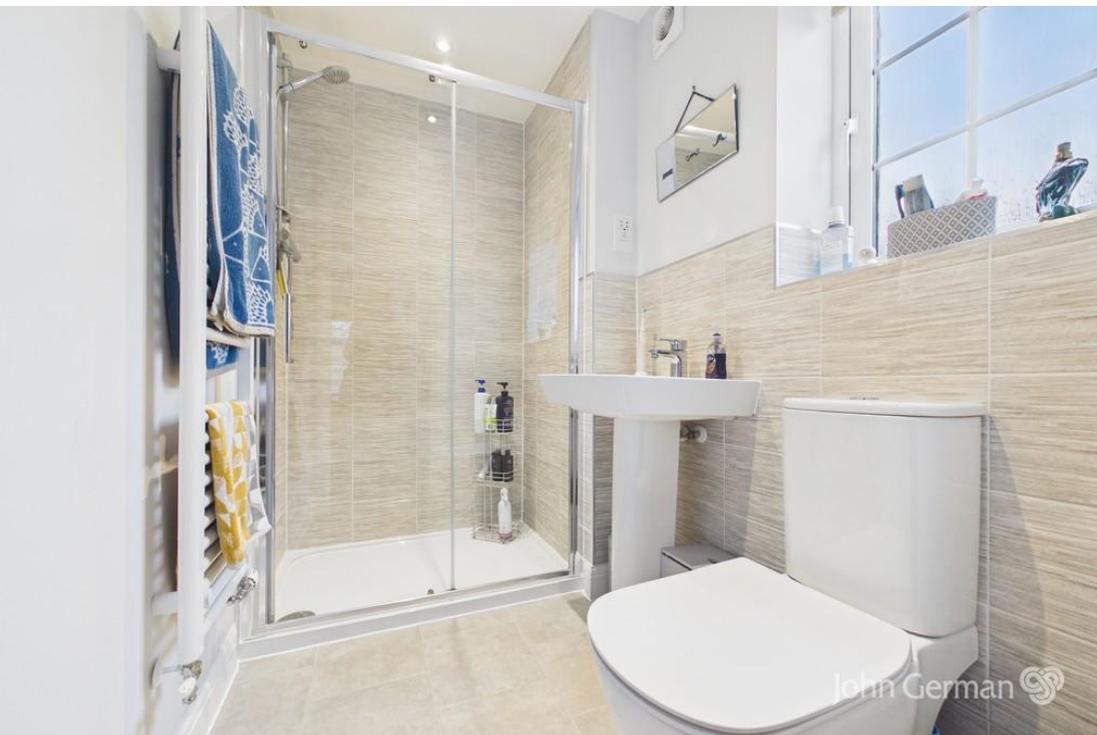




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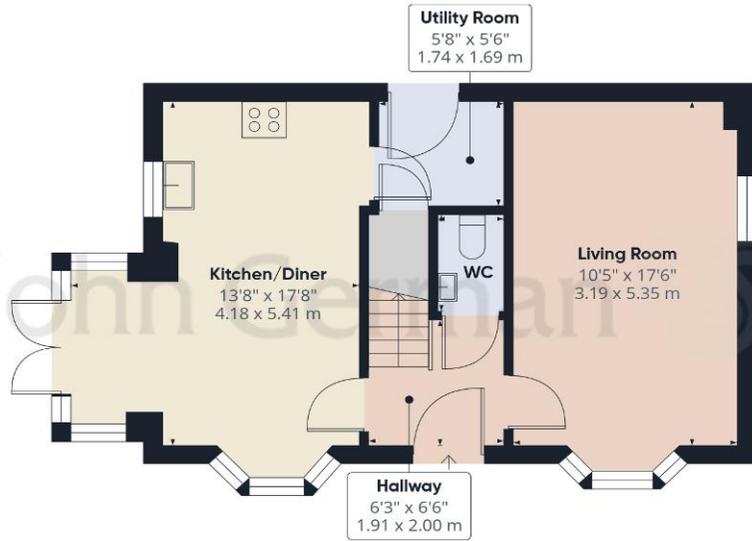
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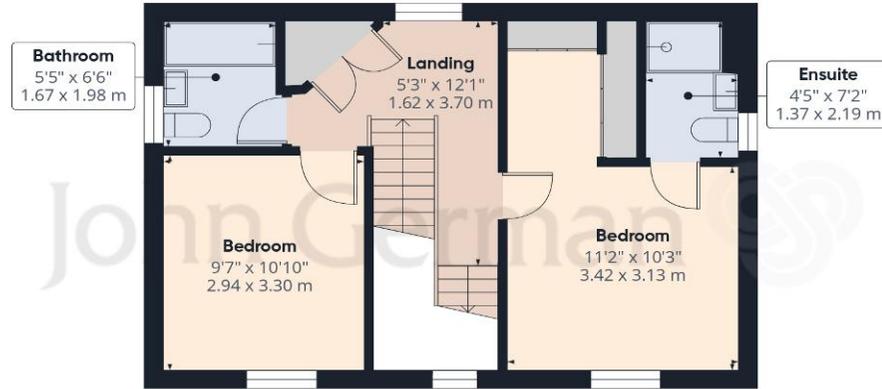
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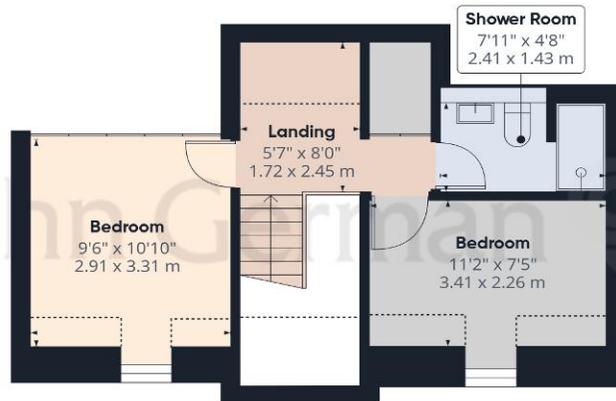
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1222 ft²

113.4 m²

Reduced headroom

40 ft²

3.7 m²

(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

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.

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.

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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