

Davies Drive

Uttoxeter, Staffordshire, ST14 7EG

John German





A photograph of a bright, modern living room. Two light grey sofas with yellow and grey patterned cushions are positioned against a white wall. Above the sofas are three small framed pictures and a large round mirror. A track lighting fixture with four bulbs is mounted on the ceiling. To the right, a window with white blinds is visible, and a small wooden side table stands next to it. A colorful children's play table is partially visible in the bottom right corner.

Davies Drive

Uttoxeter, Staffordshire, ST14 7EG

£217,500

Superbly presented, well maintained and improved traditional style semi-detached home with an enclosed westerly facing rear garden, situated in close proximity to local amenities and in easy reach of the town centre.

John German 

Viewing and consideration of this well-proportioned traditional style residence is highly recommended whether searching for your first home, or moving either up or down the property ladder. Much improved by the current owner and providing the opportunity to move straight in and immediately relax, the property is tastefully presented and appointed throughout. Occupying a wide plot incorporating a wide westerly facing enclosed garden, off road parking and an attached garage with a utility area to the rear.

Located within walking distance to local amenities including a convenience shop, open spaces and Tynsel Parkes First School. Also within easy reach of 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, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 & M6 motorways plus the cities of Derby and Stoke-on-Trent.

Accommodation

A uPVC part obscure double-glazed door with a side light opens into the lovely entrance hall which provides an immediate impression of the standard of the accommodation, with stairs rising to the first floor and a feature tiled floor that flows into the one of the stand-out features and heart of the home, the excellent fitted dining kitchen which extends to the full width of the home, immersed in natural light provided by the window in the kitchen area and the wide uPVC double glazed French doors opening to the patio.

The kitchen has a range of base and eye units with timber worktops and matching breakfast bar, plus an inset sink unit set over the window, a fitted gas hob with a stainless-steel extractor hood over and double electric oven under, and a useful understairs cupboard. The dining area has a focal chimney breast with a display recess and a timber mantel over, plus the view of the garden.

To the front of the home is the comfortably sized lounge, having a wide window.

An enclosed passage to the side has doors opening to both the front and rear garden, plus a door to the attached garage which has an up and over door, power and light, and a doorway to the utility area which has space for appliances and a light.

Upstairs, the pleasant landing has a built-in airing cupboard housing the combination central heating boiler, and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed. The rear facing master enjoys a far-reaching view over the surrounding roofscape and countryside beyond. Completing the accommodation is the impressive fitted family bathroom which has a white modern suite with complimentary tiled splashbacks, incorporating a panelled bath with a mixer shower and glazed screen above, plus heated towel rail and dual aspect windows.

Outside

To the rear, the wide enclosed garden has a block paved patio providing a lovely seating and entertaining area leading to the lawn, with well stocked borders and established trees.

To the front there is a garden laid to lawn with barked borders containing a variety of shrubs, and a tarmac driveway providing off road parking leading to the garage. There is also a further a gravelled hardstanding.

What3words: ///glides.agrees.takeovers

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: Non-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 A

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

Our Ref: JGA/06082026

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.





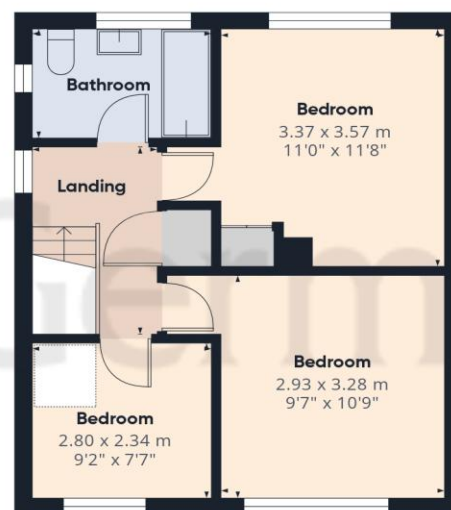


Ground Floor

Approximate total area⁽¹⁾

101.8 m²

1096 ft²



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.

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.

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		
81-91	B		
69-80	C		77 C
55-68	D	59 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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



