



Well presented and improved traditional style semi-detached home with a versatile garden room, occupying a pleasant plot and position at the head of the quiet cul-de-sac with parking and a detached garage.

£199,995



Whether looking to make your first step onto the property ladder, or looking to move either up or down the market, viewing and consideration of the excellent home is highly recommended to appreciate its condition and layout incorporating a versatile and good-sized garden room, its pleasant rear garden which backs onto single storey properties, the good amount of parking, and the quiet cul-de-sac position.

Located in a popular area of Uttoxeter within close proximity of local amenities, also with 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, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

A uPVC part obscure double-glazed door and side panels open to the lovely hallway, where stairs rise to the first and a tiled floor runs into the kitchen, plus light oak doors to the extended ground floor accommodation.

The well-proportioned lounge extends to the full width of the home, with a wide window providing an abundance of natural light. The fitted kitchen has an extensive range of base and eye level units with fitted worktops and kickboard lighting, an inset sink unit and tiled splashbacks, integrated dishwasher, space for a cooker with an extractor hood over, plumbing for a washing machine and space for further appliances. Part glazed double doors open to the versatile garden room which is currently used as a games room, but equally useful as a dining room, with power points and light, plus uPVC double glazed sliding patio doors opening to the garden (please note, the log burner currently in this space is not included in the sale).

Completely the ground floor space is the excellent fitted bathroom which has feature tiled walls and a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above.

To the first floor, the landing has feature half-height panelling to the walls, a loft hatch and light oak doors leading to the three good sized bedrooms, with the rear facing master extending to the full width of the property and a useful built-in cupboard housing the gas combination gas central heating boiler (only installed this year!).

Outside, to the rear, the enclosed garden has a paved patio providing a pleasant seating and entertaining area enjoying a degree of privacy, plus an additional seating area with a raised fishpond, leading to the wide lawn which has shrub borders, plus gated access to the front. At the front, a tarmac driveway with brick edging and a shrub border, provides off road parking for several vehicles, leading to the detached garage which has power and light, and an adjoining shed to the rear.

What3words: [///endlessly.chainsaw.eats](#)

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 B

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

Our Ref: JGA/19022026

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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

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 any 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.

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.

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