

Chaffinch Drive

Uttoxeter, ST14 8UE

John German



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£309,995

Modern style home providing generously sized and balanced family accommodation in need of a comprehensive cosmetic improvement programme. Situated on the always in-demand Bird Land development and for sale with no upwards chain involved.

German



Offering a huge amount of potential to personalise, remodel and possibly even extend (subject to obtaining the necessary planning permission), viewing and consideration of this excellent 'straightforward' project is strongly advised to appreciate its ground floor space and layout balanced with the four bedrooms and two bath/shower rooms, and its exact position. Ideal whether looking to move either up or down the property ladder.

Situated on the permanently popular and sought-after Bird Land development within close proximity to the convenience shop and green spaces found on the estate, and also in walking distance to the town centre with 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, Your Padel club and the multi-screen cinema.

Accommodation - A canopy porch with a timber door opens to the entrance hall, providing what could be a lovely introduction to the home with stairs rising to the first floor with a useful cupboard under, and doors to the spacious ground floor accommodation and the guest cloakroom/wc.

The generously sized lounge has a front facing window enjoying a pleasant outlook into the opposite cul-de-sac, and a focal fireplace. Double doors open to the dining room which has wide sliding patio doors overlooking the rear garden and providing direct access outside. A door leads to the kitchen, providing the potential to remove the dividing wall and make an open plan dining kitchen, currently having a range of base and eye level units with fitted worktops and an inset ceramic sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and space for a fridge/freezer, plus the wall mounted Glowworm central heating boiler.

Completing the ground floor space is the family room which is also positioned to the rear of the home, previously having an open arch to the kitchen but currently separated by a door, alternatively making an ideal playroom or workspace depending on your household requirements, with a window and door to the garden.

Upstairs the landing has a side facing window providing natural light, access to the loft and a built-in airing cupboard. Doors lead to the four good sized bedrooms, with the front facing master enjoying a pleasant outlook and having the benefit of an ensuite shower room with a suite incorporating a walk-in cubicle with a mixer shower over. Finally there is the family bathroom, having a three-piece suite with tiled splashbacks and a side facing window.

Outside - To the rear, a paved and gravelled patio with timber decking and a pergola lies adjacent to the patio doors into the property and provides a lovely seating and entertaining area enjoying a degree of privacy, leading to the garden which is predominantly laid to lawn with well stocked beds and borders.

To the front there is a garden also laid to lawn with borders. A tarmac double width driveway provides off-road parking leading to the garage, which has an up and over door, and power.



W3W: chips.circles.fingertip
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:** Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband 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
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18092026

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Ground Floor

Approximate total area⁽¹⁾

122.8 m²

1324 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.

GIRAFFE 360





Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	68 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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