Tunnicliffe Way

Uttoxeter, ST14 5NP

John German




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Uttoxeter, ST14 5NP

£370,000

Deceptively Spacious Modern Style Detached Home Providing Well-Balanced Family Sized Accommodation with Good Sized Bedrooms and Three Bath/Shower rooms, Occupying a Pleasant Corner Plot Enjoying a Quiet Cul-de-Sac Position on the Popular Development Towards the Edge of Town.

Internal inspection of this deceptive family sized home is strongly recommended to appreciate the excellent balance between the spacious and remodelled ground floor accommodation comprising three reception rooms and the breakfast kitchen, with the four generous bedrooms which all have built-in wardrobes and three bath/shower rooms (two ensuite). Well maintained by the current owner while providing the opportunity to move straight in and then personalise in your own time to make the house your own home. Occupying a pleasant corner plot and lovely quiet cul-de-sac position towards the edge of the popular development, with a double width driveway providing parking.

Situated towards the outskirts of Uttoxeter but within easy reach of local amenities, and only a short drive to 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 canopy porch with a part obscure double glazed entrance door opening to the welcoming hallway, where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/wc.
The generously sized lounge has a wide walk-in bay window allowing the natural light to flood in, with a focal coal effect gas fire and feature surround. Double doors open to the separate dining room, overlooking the rear garden with a door to the spacious breakfast kitchen.
The kitchen providing ample space for a dining room table and chairs, with a range of base & eye levels units and fitted worktops plus an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and electric oven under, plumbing for both a dishwasher and washing machine, and space for a fridge/freezer. A door returns to the hallway providing an excellent flow to the accommodation, and a uPVC part double glazed door with side lights opening to the uPVC constructed conservatory which has power and two sets of doors to the garden.
Completing the remodelled ground floor space is the versatile third reception room which makes an ideal study, family room or playroom depending on your household's requirement, having dual aspect windows.
To the first floor the landing has a walk-in airing cupboard and access to the part boarded loft with lights. Doors open to the four good-sized bedrooms which all benefit from built-in wardrobes, and all of which could accommodate a double bed. The spacious front facing master bedroom has an excellent range of fitted and built-in wardrobes, and the benefit of an ensuite shower room having a three-piece incorporating a double cubicle with a mixer shower over. Bedroom 2 also benefits from ensuite facilities, having a white three-piece incorporating a cubicle with a mixer shower over. Finally, there is the fitted family bathroom also having a white three-piece suite with half tiled walls.

Outside: To the rear a paved patio and a further block paved seating area provides a pleasant entertaining area, leading to the garden laid to lawn with well stocked borders containing a variety of established shrubs, a further block paved seating area at the bottom of the garden with a timber pergola, space for a shed to one side and gated access to the front via the opposite side elevation.
To the front a garden laid to lawn wraps around to the side of the property, with a low-level established hedge and shrub borders. A double width tarmac driveway provides off road parking.

W3W – briskly.verb.charities
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 type: FIbre
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: JGA01072026






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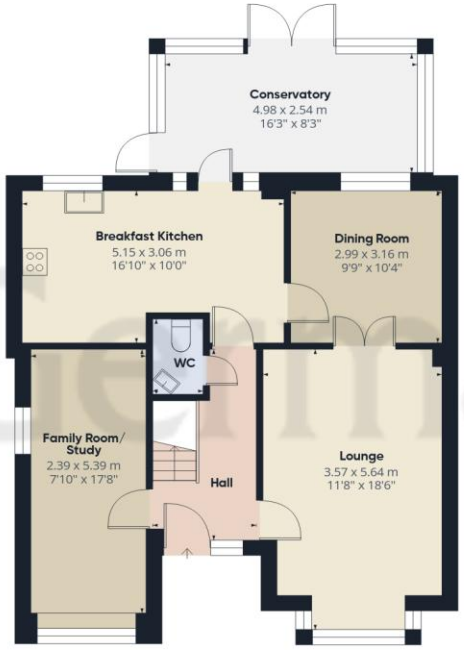
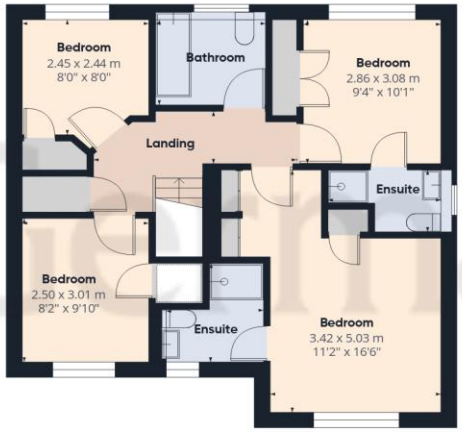


Ground Floor





Floor 1

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Approximate total area(1)

134.1 m²

1443 ft²

(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.

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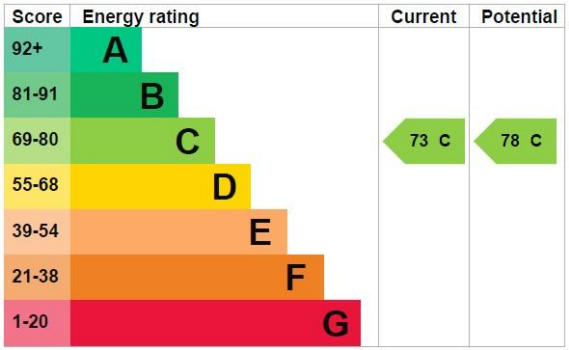

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