

George Elliott Close

Uttoxeter, ST14 8SL

John German



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£239,950

Well proportioned and much improved traditional end terrace home occupying a pleasant plot with off road parking on the popular cul-de-sac within close proximity to local amenities and easy reach of the town centre.

Ideal whether searching to buy your first home, moving either up or down the property ladder, or for a buy-to-let investment. Internal inspection of this lovely home is essential to appreciate its room dimensions and layout, the improvements had by the current owner, including the superbly refitted family bathroom and shower room, and its good-sized rear garden.

Situated on the popular cul-de-sac only a short walk to the convenience shop found on the Bird Land development, and 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 well-regarded three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

A uPVC part obscure double glazed entrance door opens to an enclosed porch, having a useful outhouse and front facing window, plus a part glazed door leading to the welcoming hallway, which has stairs rising to the first with a storage recess beneath, and doors to the spacious ground floor accommodation.

The generously sized lounge/dining room extends to the full width of the home, having a focal chimney breast in the lounge area and a window overlooking the rear garden, and a laminated wooden floor in the dining area with uPVC double glazed French doors and side panels opening to the good sized brick base and uPVC double glazed constructed conservatory overlooking the garden and providing additional living space with heating, power and light, plus French doors to the patio.

The fitted kitchen is positioned at the front of the home, having a range of a base and eye level units with fitted worktops and an inset sink unit set below the window, a fitted gas hob with an extractor over and a built-in electric double oven, plumbing for both a dishwasher and a washing machine, and additional appliance space.

Completing the ground floor space is the superbly refitted shower room which has a white three-piece suite with feature tiling incorporating a corner cubicle with an electric shower over.

Upstairs, the first-floor landing has two useful built-in storage cupboards (one housing the gas combination central heating boiler), and a loft hatch. Doors lead to the three good sized bedrooms, all of which benefit from built-in wardrobes and two of which easily accommodate a double bed. Finally, there is the superbly refitted family bathroom which has a white three-piece suite and complimentary tiling incorporating a panelled shower bath with a mixer shower and glazed screen above.

Outside, to the rear, the paved patio provides a pleasant seating and entertaining area with a fabulous timber-built bar, leading to the good-sized garden laid to lawn providing a blank canvas to landscape as you wish. To the front there is a garden laid to lawn with a central 'diamond' bed with shrubs, and gravelled edging. A tarmac and concreted driveway extends to the side of the property providing off-road parking for several vehicles.

What3words: [///nightfall.zest.detection](#)

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

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

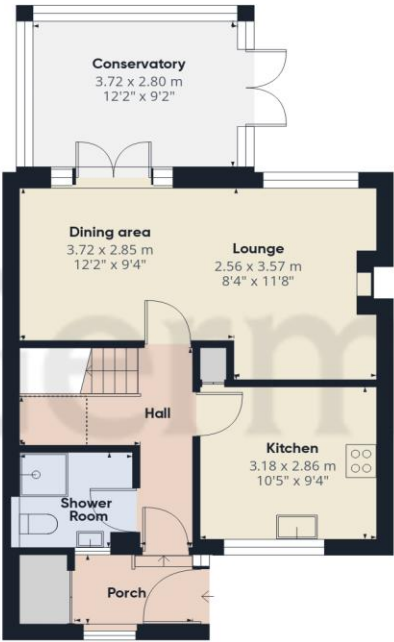
Our Ref: JGA/15102026

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.

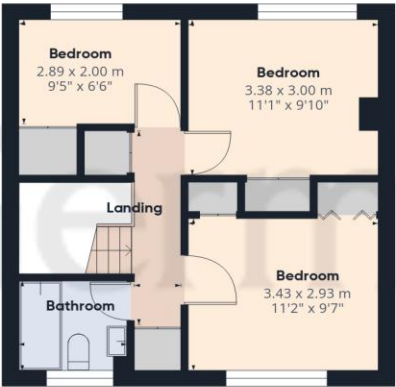


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

92.9 m²
1000 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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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.

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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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