

The Limes

Uttoxeter, ST14 7FA

John German



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We're in the garden
having a little drink!

BEE happy

The Limes

Utttoxeter, ST14 7FA

£265,000

Superbly Presented & Much Improved Modern
Three Storey End Townhouse Providing
Immaculately Maintained & Generously Sized
Accommodation, Occupying a Pleasant Position at
the Head of the Popular Cul-de-Sac with Parking &
a Garage to the Front.

Perfect whether looking to move either up or down the property ladder, your first long-term home, or a Buy-to-Let investment, internal inspection of this hugely impressive turnkey condition home is absolutely imperative to appreciate its room dimensions and versatile layout, superior condition and the amount of work done by the current owners. Occupying a pleasant plot with enclosed gardens to the side and rear elevations, the property also has the advantage of a driveway and garage (positioned under the neighbouring coach house apartment) to the front.

Situated on the popular cul-de-sac on the edge of the town centre, within walking distance to local amenities and 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.

Accommodation: The welcoming reception hall offers an immediate impression of the standard of the home, with superior hard flooring and stairs rising to the first floor, a built-in double cloak cupboard, and doors to the ground floor accommodation, and the refitted guest wc which has fully tiled walls plus mosaic flooring, and a modern white two-piece suite.

To the front is a versatile reception, making an ideal sitting or family room, study or formal dining room depending on your household's requirements. To the rear there is the excellent dining kitchen which extends to the full width of the home, with uPVC double glazed French doors opening to the garden and a window providing additional natural light. There is an extensive range of cream units with timber worktops and breakfast bar with feature tiled splashbacks, an inset ceramic sink unit set below the window, space for a range stove with a stainless-steel extractor hood over, plumbing for both a dishwasher and washing machine, plus space for a fridge/freezer and a tumble dryer.

To the first floor the pleasant landing has stairs rising to the second floor, and doors to front facing lounge which extends to the full width of the home providing space to arrange for furniture as you wish, currently housing a large corner sofa. To the rear is the spacious master bedroom, having the benefit of a built-in double wardrobe and superior fully tiled ensuite shower room, having a modern white suite incorporating a corner with a mixer shower over.

To the second floor the landing has a built-in airing cupboard housing a pressurised hot water cylinder, and doors to three further good-sized bedrooms with two of the rooms being able to easily accommodate a double bed and having the advantage of built-in double wardrobes. Completing the accommodation is the superior fully tiled family bathroom, also having a modern white suite incorporating a panelled shower bath with a waterfall mixer tap and a mixer shower over, plus a fitted glazed screen.

Outside: To the rear a delightful stone effect paved patio providing a lovely seating and entertaining area, leading to the garden paved to lawn with well stocked beds and borders containing a large variety of shrubs and plants. The patio and timber fencing wraps around to the side of the home, with slate shale borders, leading to an additional paved seating area ideal for the afternoon sun, with borders and gated access to the front.

To the front there are planted beds with bright gravelled edging.

At the front of the property a tarmac driveway provides off road parking leading to the garage, positioned below the neighbouring coach house apartment, having an up & over door and power.

W3W – multiple seats endings

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 & Garage **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 C

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

Our Ref: JGA210902026

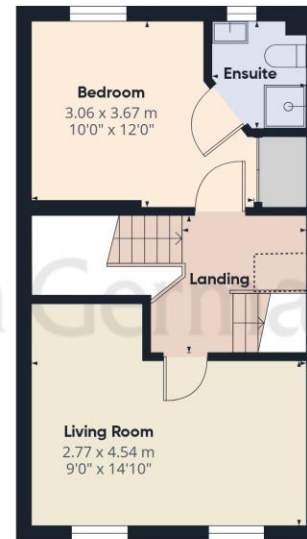
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

116 m²
1250 ft²

Reduced headroom

0.5 m²
6 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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