Geoff Morrison Way

Uttoxeter, ST14 7SR

John German




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Uttoxeter, ST14 7SR

£395,000



Attractive Modern Family Home with Immaculately Maintained and Tastefully Presented Accommodation Appointed to a Superior Standard. Occupying an Outstanding Position on the Highly Sought-After Development Adjacent to Bramshall Road Park Within Easy Reach of the Town Centre and Amenities.

Whether looking to move either up or down the property ladder, viewing of this truly wonderful home is absolutely essential to appreciate its many standout features including its room dimensions and excellent layout extending to approximately 1270 sq. feet, immaculate standard and specification throughout, and most notably its exact cul-de-sac position set back from Geoff Morrison Way. Occupying a good-sized and delightful plot enjoying a good degree of privacy with a south-westerly facing rear garden and extended parking (for 4 cars) leading to the detached garage.
Situated on the highly regarded and sought-after Barleyfields development built by Lioncourt Homes within 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 well-regarded three tier school system, doctor surgeries, train station, modern leisure centre and gyms, Your Padel Club, and the multi-screen cinema.

Accommodation: A traditional canopy porch with a composite and part obscure double glazed entrance door leads to the welcoming central hallway, providing an impressive introduction to the home and an immediate sense of the standard of the home, with a lovely Karndean floor that continues through the majority of the ground floor, with stairs rising to the first floor and quality oak internal doors leading to the generously sized ground floor accommodation and to the fitted guest cloakroom/WC.
To the left glazed double doors open to the spacious lounge that extends to the full depth of the property, with a front facing window and wide uPVC double-glazed French doors opening to the garden enabling the afternoon sun to stream in. On the opposite side of the hall is the equally impressive living dining kitchen also extends to the depth of the home, providing space for both soft seating and dining furniture enjoying dual aspect windows providing natural light. The kitchen area has a wide range of base and eye level units with worksurfaces incorporating an inset stainless steel sink unit set below the window overlooking the rear garden, a fitted five-ring gas hob with stainless-steel splashback and extractor hood over, two built-in electric ovens, plus an integrated dishwasher and fridge/freezer. Completing the ground floor is the utility room which has a fitted worksurface with inset stainless steel sink unit, space for a washing machine, a useful under stairs cupboard and a part double glazed door to the rear garden.
To the first floor the extremely pleasant landing has a double airing cupboard and access to the loft. Light oak doors lead to four well-proportioned bedrooms which can all accommodate a double bed and furniture, also enjoying a nice outlook. The rear facing master has the benefit of a superior ensuite shower room which has white modern suite with complementary tiling incorporating a double cubicle with a mixer shower over, Karndean flooring and heated towel rail. Finally, there is the superior family bathroom, also having a white modern suite with complementary tiling incorporating a panelled bath with a mixer shower and glazed screen above, Karndean flooring and a heated towel rail.

Outside: To the rear a paved patio provides a lovely seating and relaxing area, enjoying a good degree of privacy and a further gravelled area presently housing 'Andy's Ale House'. The south-westerly lawn wraps around to the side of the home, with well stocked borders containing a variety of shrubs and plants plus gated access opening to the driveway.
To the front is an equally impressive garden laid to lawn with well stocked borders. Shared vehicular access leads to the driveway which has been expanded to provide off road parking for up to 4 vehicles, leading to the garage which has an up & over door, power and light.

W3W: remix.flexibly.means
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.
There is a small annual charge of approximately £178.36 for the maintenance of the communal areas on the development.
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: 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 E





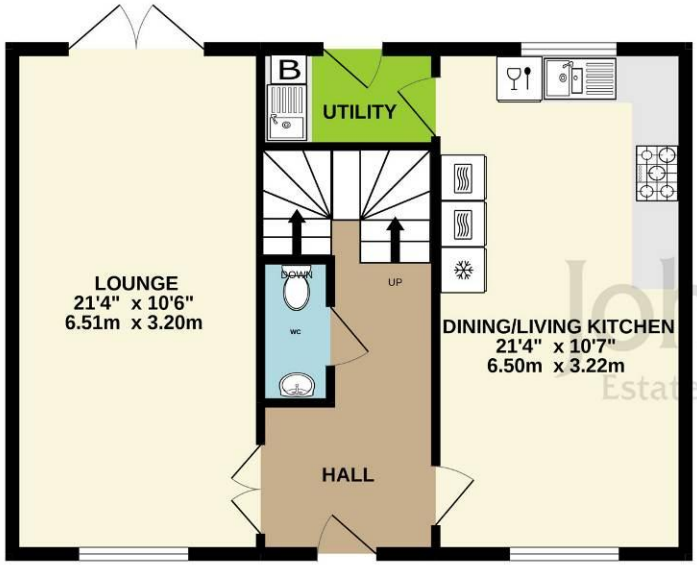

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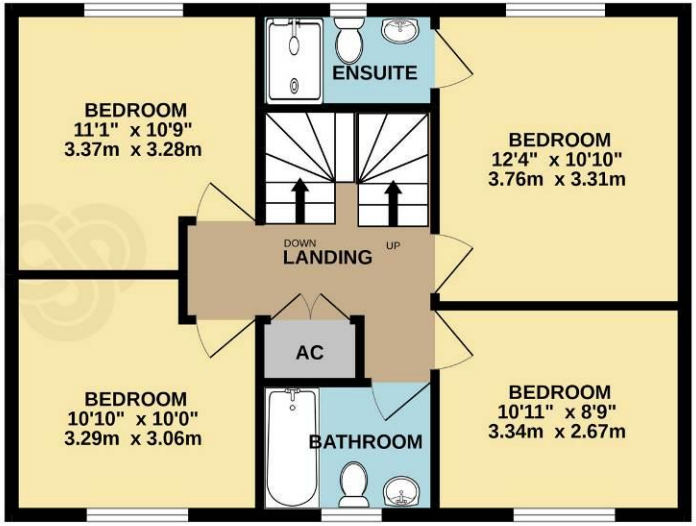

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GROUND FLOOR





1ST FLOOR



John German
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents' Notes

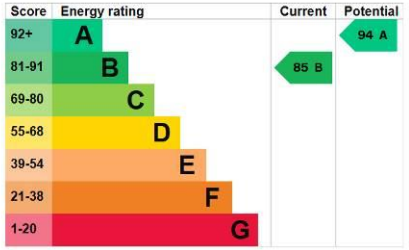
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