

Blounts Drive

Uttoxeter, ST14 8TQ

John German



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£315,000

Tastefully presented and improved modern detached home with a pleasant enclosed garden, parking and detached garage, situated at the head of a well-respected and sought-after cul-de-sac.

Absolutely ideal whether looking to move either up or down the property ladder, or your first home, internal inspection and consideration of this lovely detached home is essential. Tastefully presented and well maintained by the current owner, providing the opportunity to simply unpack your furniture and enjoy the home immediately. Occupying an excellent position and plot at the head of the highly regarded and sought-after cul-de-sac off Stafford Road, offering easy access 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.

A tiled canopy porch with a composite and part obscure double-glazed door opens to the welcoming hallway, where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted downstairs WC which has a white two-piece suite. The well-proportioned lounge has the same feature wooden flooring as the hallway and a deep walk-in bay window to the front allowing natural light to flood in while enjoying a pleasant outlook, with the other focal point of the room being the living flame effect fire and surround. The flooring continues into dining room which has wide uPVC double glazed French doors opening to the brick base and uPVC double glazed constructed conservatory, having power and an electric heater, overlooking the pleasant rear garden and French doors to the patio. The impressive refitted kitchen has an excellent range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a contemporary extractor hood over and electric oven under, plumbing for a washing machine and an integrated fridge/freezer, plus a composite and part obscure double-glazed door to the side.

Upstairs, the first floor has a window to the side providing light, a built-in airing cupboard, and access to the loft. Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed. The front facing master bedroom has a deep walk-in bay which expands the available space and enjoys a pleasant far-reaching outlook, also benefiting from a fitted ensuite shower room which has a white suite incorporating a cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom with its white modern suite with waterfall taps and complementary half tiled walls.

Outside, to the rear, a natural stone effect paved patio leads to the enclosed garden which is predominantly laid to lawn with a raised bed containing shrubs, decking providing an additional seating and entertaining space, gated access to the driveway and a further gate on the opposite side of the home leading to a shed. To the front, a tarmac hardstanding with block paved edging provides extra off-road parking. The driveway extends to the side of the home leading to the detached garage, having an electric power roller door, power and light, and a personnel door to the garden.

What3words: ///extend.highlight.offers

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: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

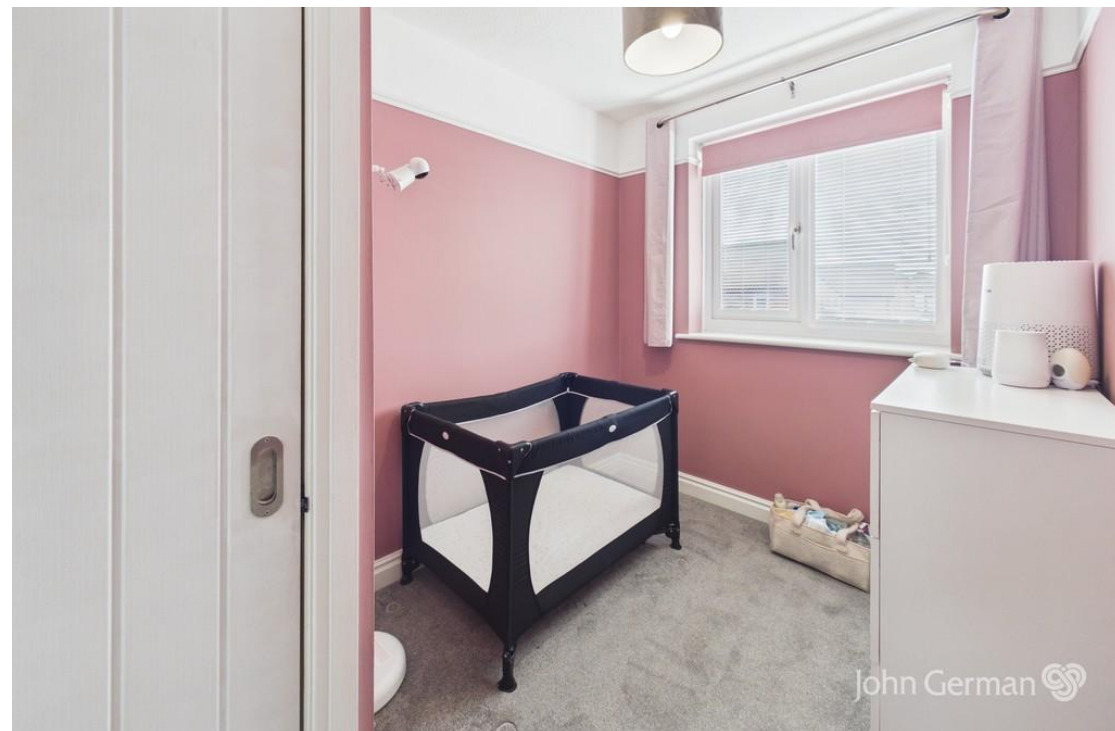
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

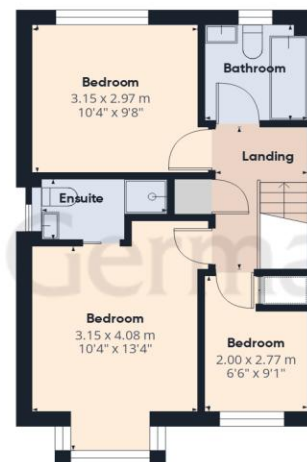
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/03072026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

102.6 m²

1103 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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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		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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