Ashbrook Close

Uttoxeter, ST14 8UL







Freshly decorated modern semi-detached home situated at the head of a quiet cul-de-sac on the always in-demand Bird Land development with a southerly facing rear garden and adjoining driveway, for sale with no upwards chain.

£185,500

John German

Ideal whether searching for your first home, downsizing or for a buy-to-let investment, viewing of this blank canvas is highly recommended to appreciate the chance to comfortably move straight in and then make the house your own home, its southerly facing rear garden and its exact position on the popular and quiet cul-de-sac.

Situated on the highly sought-after Bird Land development within close proximity to the convenience shop and green spaces found on the estate, and also in 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 three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

A storm porch with part obscure double glazed entrance door opens to the hall, having hard flooring flowing into the kitchen and doors to the ground floor accommodation.

The front facing kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the window enjoying an open outlook along the cul-de-sac, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine, space for a fridge/freezer and the wall mounted combination central heating boiler.

The spacious lounge/dining room extends to the full width of the home, with stairs rising to the first floor and wide uPVC double glazed sliding patio doors overlooking and opening to the southerly facing rear garden.

Upstairs, the first-floor landing has doors leading to the two bedrooms, with the rear facing master extending to the full width of the property and providing ample space for a double bed and furniture. Completing the accommodation is the fitted bathroom, having a three-piece suite with complimentary tiling incorporating a panelled with a mixer tap and shower attachment over, plus a built-in airing cupboard.

Outside, to the rear, the enclosed southerly facing garden has a paved patio providing a lovely seating and relaxing area leading to lawn, with a raised bed and borders, space for a greenhouse and shed, and gated access to the front. To the front there is a garden laid to both lawn and artificial grass, with a shrub bed. A tarmac driveway extends to the side of the property providing off-road parking.

What3words: ///intention.host.puns
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: Mains
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/18092026

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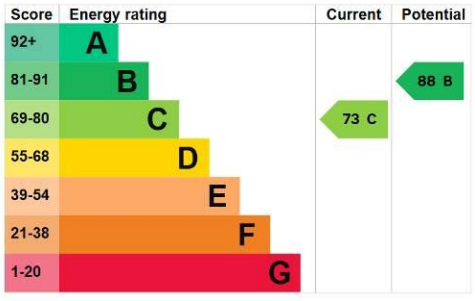

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Agents' Notes

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