Greenfinch Close

Uttoxeter, ST14 8UB

John German




John German



Greenfinch Close

Uttoxeter, ST14 8UB

£385,000

An attractive and beautifully presented family home, occupying a commanding position within a highly sought-after Birdland cul-de-sac. Offering well-balanced accommodation, quality kitchen and utility, two reception rooms, a private landscaped garden and generous driveway, all within walking distance of the town centre.

Accommodation - The welcoming hallway provides a lovely introduction with wood effect ceramic tiling, stairs that rise to the first floor with a useful understairs cupboard and light oak doors leading off to the spacious ground floor accommodation, with a matching courtesy door into the garage and a door into the fully tiled ground floor guest WC fitted with a vanity washbasin with storage beneath and a low flush WC, window to the side and wood effect tiled floor.
To the front is the comfortably sized lounge which has a wide walk-in bay window providing an abundance of natural light and an elegant fireplace with coal effect gas fire with a feature surround.
Part glazed oak double doors open into a separate dining room with patio doors leading out onto the rear patio
The stunning breakfast kitchen has been refitted with a high quality range of shaker style units incorporating curved corner units and pull out storage, contrasting worksurfaces with matching upstands and a matching splashback panel above a gas hob with extractor hood over, inset one and a half bowl sink unit with window above overlooking the garden, matching breakfast table, built-in eye level double oven, integrated dishwasher and fridge freezer, wood effect tiled floor.
The fitted utility has also been fitted with matching units, work surfaces, an inset sink unit, integrated washing machine and additional appliance space, wood effect tiled floor. A uPVC part opaque double glazed door opens to the outside.

To the first floor the landing has a loft hatch and oak doors to the four good sized bedrooms, three of which can easily accommodate a double bed and all with built-in wardrobes. The spacious master has built-in wardrobes and a fully tiled en-suite shower room fitted with a shower enclosure, low flush WC, pedestal washbasin and window to the front
The family bathroom is fitted with a modern white suite incorporating a panelled "P" shaped bath with shower over and glass screen, low flush WC and pedestal washbasin, complementary wall and floor tiling, chrome heated towel radiator and a window to the rear.

Outside – The property is set well back from the road in a slightly elevated position behind an immaculate lawned front garden with herbaceous beds and a wide tarmaced driveway providing ample parking for several vehicles as well as access to the integral single garage. The lovely rear garden has been extensively landscaped with a large paved patio area adjacent to the rear of the house with a charming timber summerhouse to one side, a central pond and flower bed with lawn beyond and raised beautifully stocked borders.

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 **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Mains **Heating**: Mains gas (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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: JGA02112026
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.



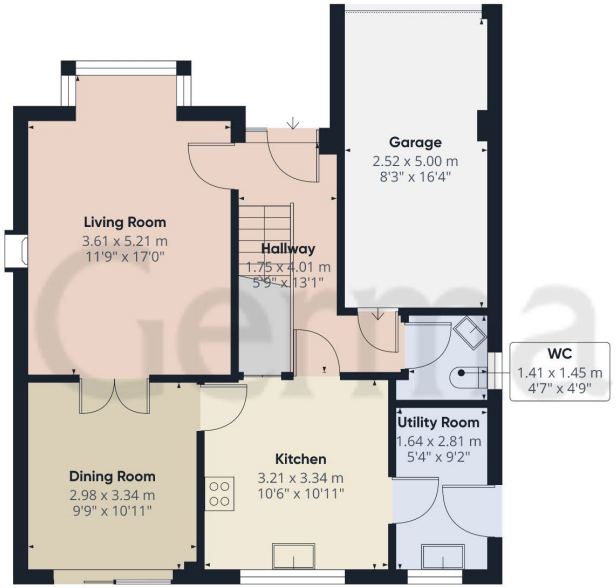



John German

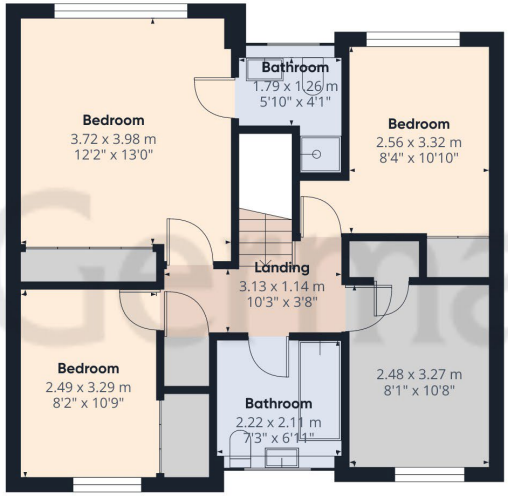

John German


John German


John German



Ground Floor





Floor 1

John German

Approximate total area(1)

125 m²

1346 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.

GIRAFFE360









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.

AWAITING EPC MEDIA

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German





