

Greenacres Drive

Uttoxeter, ST14 7EB

John German



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£279,995

Beautifully presented detached home with immaculately maintained and much improved accommodation suitable for a variety of potential types of buyers, occupying a super position enjoying a degree of privacy and parking for numerous vehicles.



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Highly suitable whether searching for your first home, or moving up or down the property ladder, internal inspection of this delightful home is essential to appreciate its superior condition and the work done by the current owner – including replacement windows, gas central heating boiler and a refitted dining kitchen. Extra consideration is recommended to appreciate its exact position on the popular cul-de-sac development, set at the end of a shared drive enjoying degree of privacy and a pleasant outlook to the front, parking for numerous vehicles and a detached garage.

Situated in a sought-after location within close proximity to local amenities including the Tesco Express mini-supermarket, a public house, and first schools. The town centre with its wide range of facilities is also within easy reach, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, the three tier school system, train station, modern leisure centre, Your Padel club, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A replacement composite and part obscure double glazed entrance door and side panel opens to the hallway, providing a welcoming introduction to the home with stairs rising to the first floor and doors to the ground floor accommodation.

The generously sized lounge extends to the full width of the home and provides ample space to arrange your furniture to best suit your needs, having a wide bow window to the front enjoying a pleasant outlook and allowing the natural light to flood in, and a feature media wall.

To the rear, the refitted dining kitchen also extends to the full width of the property, having an excellent range of base and eye level units with marble effect worksurfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a stainless-steel extractor hood over and electric oven under, plumbing for a dishwasher and space for a fridge/freezer. The useful understairs cupboard makes a handy laundry area with a fitted worktop and plumbing for a washing machine, also housing the wall mounted combination central heating boiler. A uPVC double glazed door opens to the rear porch which provides space for your coats and shoes, with a window and uPVC part double glazed door to the garden.

Upstairs, the landing has a built-in cupboard and access to the loft. Doors open to the three bedrooms, with the spacious rear facing master extending to the width of the home with fitted wardrobes to one side and an open outlook, and the two front facing rooms also enjoying a pleasant outlook. Completing the accommodation is the fully tiled family bathroom which has a white three-suite piece incorporating a panelled bath with a mixer tap and shower attachment above, plus a side facing window.

Outside

To the rear, a paved patio with gravelled edging enjoys a degree of privacy and provides a lovely seating and entertaining area, leading to the garden which is predominantly laid to lawn with raised beds containing a variety of plants, and an additional paved area behind the garage ideal for storage or further seating. Enclosed to three sides, with gated access to the side.

To the front, shared vehicular access leads to the tarmac driveway providing off-road parking for several vehicles, extending to the side of the home and to the detached garage which has an up and over door, power, windows and a personnel door to the rear garden.

What3words: ///moons.learn.yummy

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: 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 C

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

Our Ref: JGA/23072026

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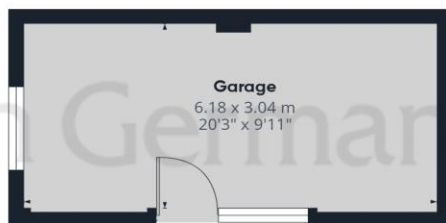




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

84.2 m²

906 ft²

Reduced headroom

0.8 m²

9 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



