

# Seasons Close

Uttoxeter, Staffordshire, ST14 7FF

John   
German





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£450,000

**Situated at the head of a private cul de sac, a substantial family sized home with well-proportioned and balanced accommodation, with no upward chain involved.**



Internal inspection of this modern executive style home is strongly recommended to appreciate its room dimensions and layout, especially the ground floor living space, and its position on this exclusive private cul de sac of only four similar homes.

Set off New Road within close proximity of local amenities including convenience shops (Tesco Express mini supermarket), schools and public houses. The town centre and its wide range of amenities are also within easy reach. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A traditional tiled canopy porch with a part obscure composite entrance door and side lights leads to the welcoming reception hall providing an impressive introduction to the property with stairs rising to the first floor and doors leading to the spacious ground floor accommodation plus a built in storage cupboard and fitted guest cloakroom/WC.

The spacious lounge extends to the depth of the property having dual aspect windows including French doors opening to the rear garden.

The separate dining room has French windows opening to the rear garden and double doors opening to the fitted breakfast kitchen that has an extensive range of base and eye level units with fitted work surfaces and inset sink unit set below the window overlooking the garden together with a fitted gas hob with extractor over and oven under plus an integrated dishwasher and fridge freezer. Doors return to the hall and to the utility room that has a fitted work surface and space for appliances plus a door to the outside.

Completing the ground floor accommodation is the third reception room making an ideal family room or study, depending on the buyers requirements, having dual aspect windows.

To the first floor the pleasant landing has a side facing window and doors leading to the four bedrooms, three of which can accommodate a double bed, and the fitted family bathroom which has a white three-piece suite with complementary tiled splash backs and a sun pipe providing natural light.

The master bedroom has a dressing area and the benefit of a fitted en suite shower room which has a white three-piece suite. The second double bedroom also has its own en suite shower room, again with a fitted white three-piece suite.

Outside, to the rear a paved patio provides a lovely entertaining area enjoying a degree of privacy leading to the enclosed garden which is predominantly laid to lawn with well stocked borders containing a variety of shrubs. A path wraps around the property leading to the front elevation where there is a further garden laid to lawn with shrub borders. Shared vehicular access leads to a block paved double width driveway providing off road parking giving access to the attached garage and to a further hardstanding at the side.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

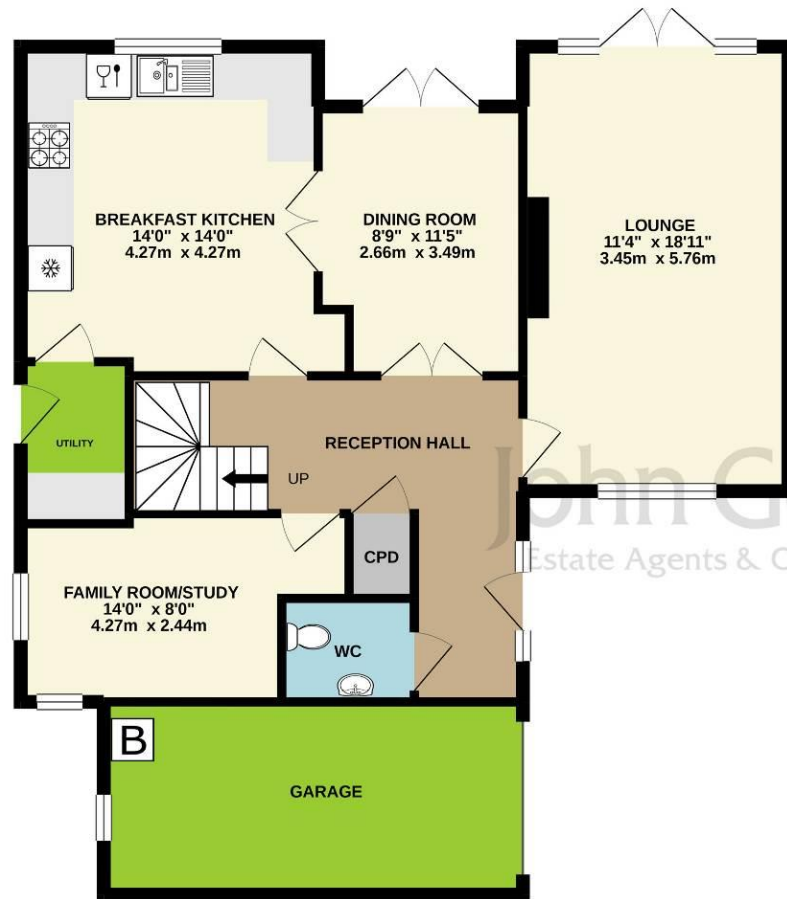
**Our Ref:** JGA/30112021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F

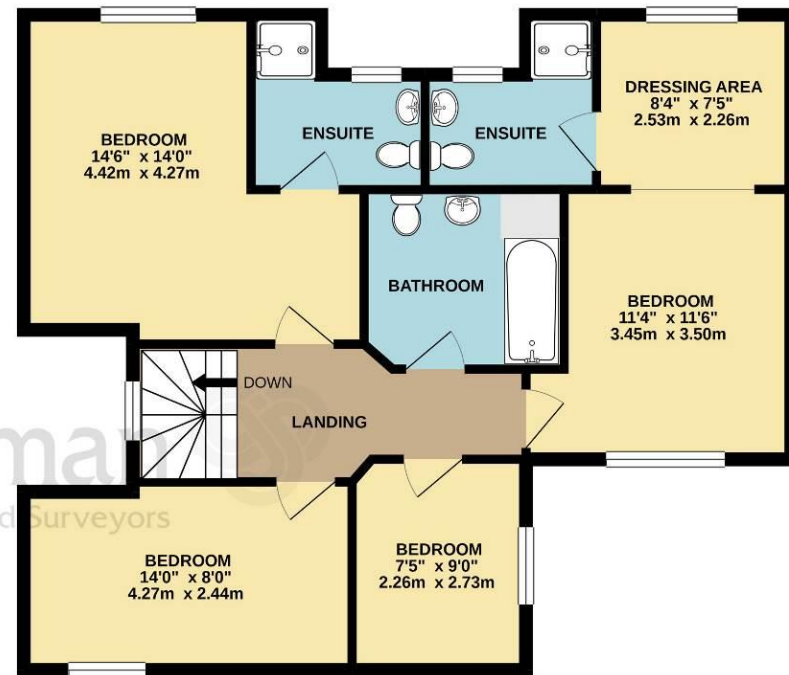




## GROUND FLOOR



## 1ST FLOOR



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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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	72   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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