

SCARGILL  
MANN & CO

EST. 1995



## 11 Sandpiper Drive

, Uttoxeter, ST14 8TA

**£275,000**



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## GENERAL INFORMATION

### THE PROPERTY

Welcome to Sandpiper Drive - Enjoying this popular and sought-after residential area, this well-proportioned two-bedroom detached bungalow offers gas centrally heated and double-glazed accommodation with an entrance hallway, a lounge/diner with sliding patio doors into the garden room, a modern fitted kitchen and a shower room.

Outside is a long drive leading to a garage with a remote door, and an adjacent front garden is laid to lawn with mature shrubs. To the rear is a two-tiered, low-maintenance garden.

This property will suit a mature couple looking to downsize and be close to amenities or for someone looking for predominately one-level living.

### LOCATION

This popular location offers a local convenience store, and the town centre of Uttoxeter is a short drive away with supermarkets, bars, restaurants and cafes. There are leisure facilities that include a cinema.

### ACCOMMODATION

#### HALL

2'9" x 5'4" (0.85m x 1.64m)

Having wood effect floor, ceiling light point and radiator.

#### LOUNGE/DINER

19'8" x 12'0" max 20'2" min (6.00m x 3.67m max 6.15m min)

Having a window to the rear aspect, high-line window to the side aspect, wood effect flooring, and sliding patio doors opening into the garden room

#### GARDEN ROOM

9'4" x 11'10" (2.85m x 3.63m)

With French doors leading out onto the rear patio, a high line window to the side aspect, a further window to the rear and radiator.

### KITCHEN

7'4" to window x 9'1" (2.26m to window x 2.79m )

The kitchen is fitted with a range of modern base cupboards, drawers and wall-mounted cabinets. Worktops incorporate a four-ring electric hob and a sink and side drainer. There is an integrated oven and space for a fridge/freezer and washing machine. A window looks out to the side aspect and the hot water and central heating boiler is housed here.

### BEDROOM ONE

9'4" into chimney breast x 13'9" (2.85m into chimney breast x 4.21m)

With a deep box bay window to the front aspect, radiator and ceiling light point.

### BEDROOM TWO

9'9" x 8'0" to front of wardrobe doors (2.99m x 2.45m to front of wardrobe doors)

With a window to the front aspect, built-in wardrobe with smoked mirror sliding doors, radiator and ceiling light point.

### SHOWER ROOM

6'1" x 8'10" (1.87m x 2.71m )

Equipped with fully tiled corner shower enclosure with glazed screen, a vanity unit is fitted with a w.c. and hand wash basin. There are tiled surrounds, a radiator and an obscure window to the side aspect. The shower room also has the airing cupboard built in which houses the domestic hot water tank.

### OUTSIDE

#### FRONT

There is a lawned frontage with mature herbaceous borders, a long tarmac driveway leads to a detached single brick built garage:

Tel: 01283548194

## **GARAGE**

8'9" x (2.68m x )

With remote roll up door, power and light. There is a personal access door out into the rear garden

## **REAR**

The rear garden is on two levels, both of which are low maintenance with pavings laid.

## **BROAD BAND SPEEDS**

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## **CONDITION OF SALE**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## **CONSTRUCTION**

Brick Construction

## **COUNCIL TAX BAND**

East Staffordshire Borough Council- Band C

## **CURRENT UTILITY SUPPLIERS**

Gas

Electric

Oil

Water - Mains

Sewage - Mains

Broadband supplier

## **FLOOD DEFENCE**

We advise all potential buyers to ensure they have read the environmental website with regards to flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environmental-agency>

<http://www.gov.uk/>

## **TENURE**

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

## **VIEWING**

Strictly by appointment through Scargill Mann & Co (ACB/JLW 05/2024) A



## Road Map



## Hybrid Map



## Terrain Map



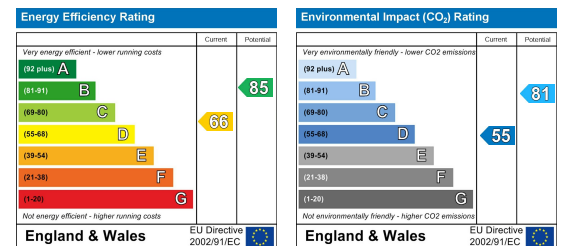
## Floor Plan



## Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.