

Oldfields Road

Uttoxeter, Staffordshire, ST14 7QJ

John 
German





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£409,995

Extremely attractive, double-fronted, traditional home with beautifully presented and sympathetically improved family sized accommodation, retaining a wealth of character, occupying a lovely corner plot on the edge of the town centre.



Internal inspection of this fabulous home is strongly recommended to appreciate the room sizes and layout, features and the considerable amount of work carried out by the current owners, plus its lovely town centre position.

Occupying an established corner plot within walking distance to a wide range of amenities, including the three-tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, Doctors', multi-screen cinema, modern leisure centre and the Bramshall Road park. The train station lying on the line between Stoke-on-Trent and Derby is also within easy reach, as is the A50 dual-carriageway, linking the M1 and M6 motorways.

A rare opportunity to purchase such a lovely property in this convenient position.

Accommodation

A part-obscured, glazed door with sidelights leads to the welcoming and impressive hall, where an original staircase provides access to the first floor and doors lead to the spacious ground floor accommodation and to the fitted guest cloakroom / WC.

The delightful lounge has dual-aspect windows, including a deep walk-in bay window to the front and further French doors to the rear garden, all providing a abundance of natural light. A focal fireplace has a cast log burner set on a blue brick hearth.

The spacious, separate dining room has dual aspect windows, also including a deep walk-in bay window to the front providing natural light, and a focal fireplace.

At the rear of the property is a generously sized fitted kitchen and separate utility area, having an extensive range of base and eye-level units with granite work surfaces and an inset sink unit set below a side-facing window, space for a Range stove with extractor over, integrated dishwasher and fridge-freezer, plus space for further appliances. A rear-facing window provides further natural light, as does a part-glazed door which opens to the garden.

To the first floor, the lovely landing has a glazed loft-hatch which provides natural light as there is also a double-glazed skylight in the roof space. Original doors lead to the extremely pleasant three double bedrooms, each having dual-aspect windows. The superior, fitted family bathroom has a white three-piece suite incorporating a panelled bath with a fitted mixer shower above, plus fully tiled walls and floor. Completing the accommodation is the box room / office which has a front-facing window.

Outside to the rear, timber decking leads to the enclosed rear garden which is mainly laid to lawn with edging and borders containing a large variety of shrubs and plants, plus a gravelled bed providing further seating space.

To the front is a garden laid to lawn with borders, enclosed by a mature hedge which extends to the side elevation. Wrought iron double gates lead to a block-paved driveway providing ample parking, giving access to the oversized, single garage which has an up and over door, power and a personnel door to the garden.

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.

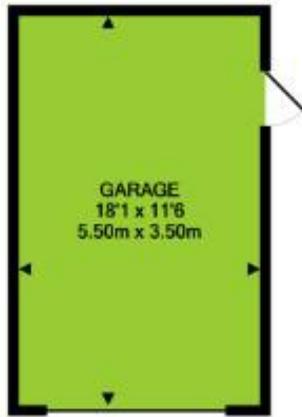
Useful Websites: www.environment-agency.co.uk, <http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/13042021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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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		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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