

# Bradley Street

Uttoxeter, Staffordshire, ST14 7QA

John   
German





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£325,000

Extremely attractive traditional cottage style residence that has been comprehensively renovated to the highest of standards offering generous family sized accommodation with a delightful and spacious garden and yard/parking area, occupying a convenient town centre position.



Internal inspection of this wonderful traditional home is strongly recommended to appreciate its room sizes and layout, surprising garden and amount of parking, and its convenient position only a 'stone's throw' from the town centre and its amenities.

The large amount of work carried out by the current owner with running costs and energy bills in mind includes high specification rigid insulation to all perimeter walls backed up with thermally insulated plaster boards and thermally insulated plaster board to sloping ceiling in the front bedrooms to maximise the insulation properties to the house. The accommodation has also been re-modelled to include an impressive dining kitchen, en suite shower room and the landscaping to the rear. In addition, new radiators and heating system throughout, Karndean flooring in the kitchen, hall, utility and conservatory and new carpets to the remaining rooms.

The town centre provides a wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, schools, multi-screen cinema and a modern leisure centre.

Accommodation - A uPVC entrance door opens to the large open plan living room which extends to the full width of the property having two windows to the front, a focal chimney breast and slate hearth with a brand new multi fuel log burner.

An inner hall has stairs rising to the first floor and doors leading to remodelled ground floor accommodation and to the useful cellar.

The fitted dining kitchen has dual aspect windows providing natural light and a range of brand new base and eye level units with work surfaces and inset sink unit set below the rear facing window. A range of newly installed appliances include a fitted electric hob with a glazed splash back and extractor hood over, electric oven under, integrated dishwasher, fridge and freezer.

The fitted utility room has matching units to the kitchen with work surface and inset sink unit, appliance space and doors to the downstairs WC and to the brick and uPVC double glazed constructed conservatory which has power points and French doors to the outside.

To the first floor the landing has a side facing window and doors leading to the four good sized bedrooms, one of these rooms benefits from a new en suite shower room having a modern white suite incorporating a double shower cubicle, and finally the fitted family shower room which has a white suite.

Outside, to the rear is a pleasant landscaped garden laid to lawn with gravelled steps and terrace plus feature timber clad walls and a concealed storage area/bin store.

To the front is a gravelled forecourt with iron railings.

Timber double gates at the side leads to the gravelled driveway which provides a surprising amount of off road parking.

**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/22062022

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





CELLAR

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 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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