

Woodleighton Grove

Uttoxeter, ST14 8BX

John 
German






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£489,950



An executive detached family home occupying a very generous plot in one of Uttoxeter's most sought after cul-de-sac locations.

No upward chain.

Situated within arguably one of the most sought-after cul-de-sacs within the town of Uttoxeter is this impressive detached family home for sale with generous accommodation, delightful internal décor and finishings, all on an outstanding plot with large side and rear gardens.

Located on Woodleighton Grove this family home benefits from having a wide range of amenities only a short walk away including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Internally the property comprises of a composite entrance door opening into the welcoming hall with doors to the ground floor accommodation and guest cloakroom. Stairs rise to the first floor landing with a useful understairs storage cupboard.

The well-proportioned living room is situated at the rear of the property with wide sliding patio doors opening to the garden in addition to a rear facing window both of which allow natural light to enter the room. There are two ceiling light points and a beautiful inset gas stove.

The generously sized dining room is a fantastic versatile second reception room that could be utilised as a playroom or even a downstairs bedroom with a ceiling light point and window to the rear aspect.

The third separate reception room is the study/home office, a great addition reception room that overlooks the front elevation.

The kitchen is fitted with a matching range of wall and base units with fitted work surfaces over, tiled splashbacks, an inset sink with drainer, Neff double oven, electric hob with extractor over plus space for an American style fridge freezer. A door leads into the utility room with space and plumbing for a washing machine and tumble dryer, the wall mounted boiler, sink with drainer and a door leading out to the garden.

To the first floor there is a generous sized landing with window to the front aspect and storage cupboard. The impressive master bedroom has two fitted wardrobes providing great storage space, ceiling fan, LED spotlights and a window to the rear aspect overlooking the garden. It also has the benefit of its own en suite bathroom that has been refitted with half tiled walls, large double shower unit with fully tiled surround, recess shelf and rainfall shower, low level WC, wash hand basin, feature radiator, spotlights to the ceiling and window to the side aspect.

There are three further double bedrooms served by the recently re-fitted family bathroom comprising fully tiled walls and flooring, white panelled bath with rainfall shower over, low level WC, wash hand basin, chrome heated towel rail, wall hung bathroom mirrored cabinet, LED ceiling spotlights and a window to the front aspect.

The property sits on a generously sized corner plot, to the front of the property is a large lawned garden and tarmac driveway providing plentiful off road parking and access to the double garage.

To the rear and side of the property are generously sized lawned fully enclosed gardens that also offer potential to extend to the side and/or rear, subject to obtaining relevant planning permission.

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
www.eaststaffsbc.gov.uk

Our Ref: JGA/26042023

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





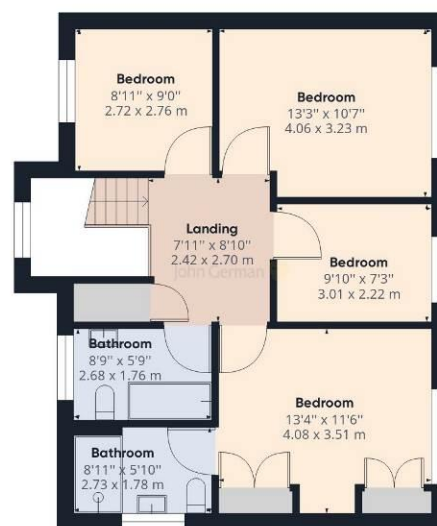


Ground Floor

Approximate total area⁽¹⁾

1746.05 ft²

162.21 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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