

Pennycroft Road

Uttoxeter, ST14 7ER



Superbly refurnished traditional home nearing completion. Providing well proportioned accommodation including a single storey side extension, located in a popular area of town.

£220,000

John German 

Whether looking for your first home, to move up or down the property ladder or for a buy to let investment, viewing of this impressive home is recommended. Fully refurbished to a high standard by the current owners, the home is nearing completion. The dining kitchen being the final piece of the jigsaw, expected to be completed in the next two weeks.

Occupying a good sized plot with off road parking and situated in a popular area within close proximity to local amenities including Tynsel Parkes First School and the five shops found on Windsor Road. The town centre and its wide range of amenities are also easily reached.

An enclosed porch with a tiled floor leads to the welcoming hall, having stairs rising to the first floor with a storage cupboard beneath and light oak doors opening to the extended ground floor accommodation.

The lovely lounge has a focal chimney breast with a log burner set in a hearth and a wide front facing window providing light.

To the rear is the good size dining kitchen, in the process of being completely refitted with Howden shaker units, worktops with a sink unit to be set below the window overlooking the garden, fitted cooking appliances and space for others with the dining/sitting area adjacent to French doors opening to the garden.

Completing the ground floor space is the single storey extension, comprising either of a utility room or further reception room depending on your requirements, and a downstairs WC.

To the first floor, the pleasant landing has a built in cupboard, side facing window and access to the loft where the combination gas central heating boiler is situated. Light oak doors lead to the three good sized bedrooms, two of

which can accommodate a double bed with the front facing master bedroom having fitted double wardrobes, and the third bedroom also having a fitted wardrobe.

Completing the accommodation is the superior refitted family bathroom which has a white modern three piece suite incorporating a panelled shower bath with a fitted glazed screen and mixer shower above, plus feature tiled splashbacks and a vertical towel rail.

Outside to the rear is a good sized enclosed garden, presently a 'blank canvas' to enable you to personalise and landscape as you wish, with access to the front elevation.

To the front is an enclosed block paved driveway providing off road parking for several vehicles.

What3words: laptops.radiating.afternoon

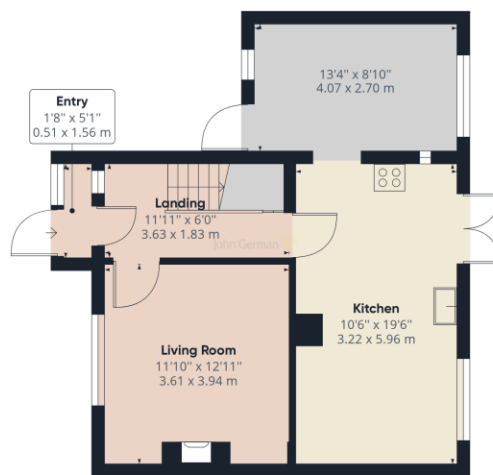
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

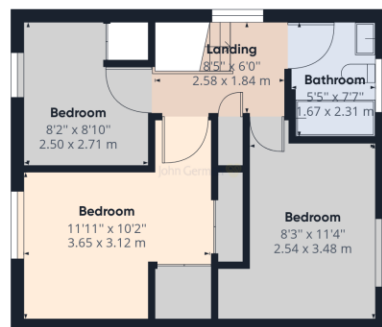
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA120623

Local Authority/Tax Band: / Tax Band A



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
978.27 ft²
90.88 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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