

Carter Street

Uttoxeter, ST14 8EY

John 
German





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£295,000

Extremely attractive Victorian home with sympathetically and comprehensively renovated accommodation, retaining a wealth of character and original features situated in the heart of the town with off road parking to the rear.



Internal inspection and consideration of this magnificent period home is absolutely imperative to appreciate the amount of work and thought invested into the property by the current owners. The generously sized accommodation with its high ceilings has an abundance of character which has been remodelled to provide an extremely impressive home suitable for a variety of buyers including downsizers, professional couples of families.

Situated in the heart of the former market town and within a stone's throw of its wide range of amenities including public houses and restaurants, coffee houses and bars, several supermarkets and independent shops, open spaces, train station, modern leisure centre and a multi screen cinema.

Accommodation - An original timber and part obscure glazed door opens to the extremely welcoming entrance hall providing a fabulous introduction to the home that sets the standard immediately. It has a feature Minton tiled floor and original staircase rising to the first floor plus doors leading to spacious ground floor accommodation.

To the front is the delightful living room which has a wide walk in bay window providing natural light with stained leaded uppers, a focal chimney breast, feature timber floor, coving and picture rail.

The fitted kitchen has an extensive range of bespoke units with fitted worktops and inset double ceramic Belfast sink unit set below one of the dual aspect windows, focal chimney breast with space for a range stove inside and inset extractor over, integrated dishwasher and space for further appliances. The units extend into the spacious dining room having a feature wooden floor and dual aspect sash windows providing an abundance of light, fitted dresser and a door returning to the hall.

Completing the ground floor is the utility room which has a fitted worksurface, space for appliances, the wall mounted combination central heating boiler, door to outside and a door to a fitted WC having a period style white two piece suite.

On the first floor the pleasant galleried landing has a glazed skylight providing natural light and original doors leading to the three double bedrooms, all of which can easily accommodate a double bed and furniture. The especially spacious master bedroom is positioned to the rear of the home having a dressing area and the benefit of a superior en suite bathroom having a white period style suite incorporating a roll top bath and claw bath with a fitted glazed screen and mixer shower attachment over.

Completing the accommodation is the superior fitted family bathroom which also has a white period style suite incorporating a roll top panel bath again with fitted glazed screen and mixer shower attachment, plus complementary tiled splash backs.

Outside - To the front is an enclosed low maintenance forecourt with a blue slate shale bed and lavender filled trough planter.

To the rear is a paved entertaining area enjoying a degree of privacy enclosed by walls. A right of access leads to a double width driveway providing ample off-road parking for two large cars.

what3words: luring.rapid.relocated

Note: The property benefits from offering opportunity for future addition of a rapid electric car charger.

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: JGA/04072023

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

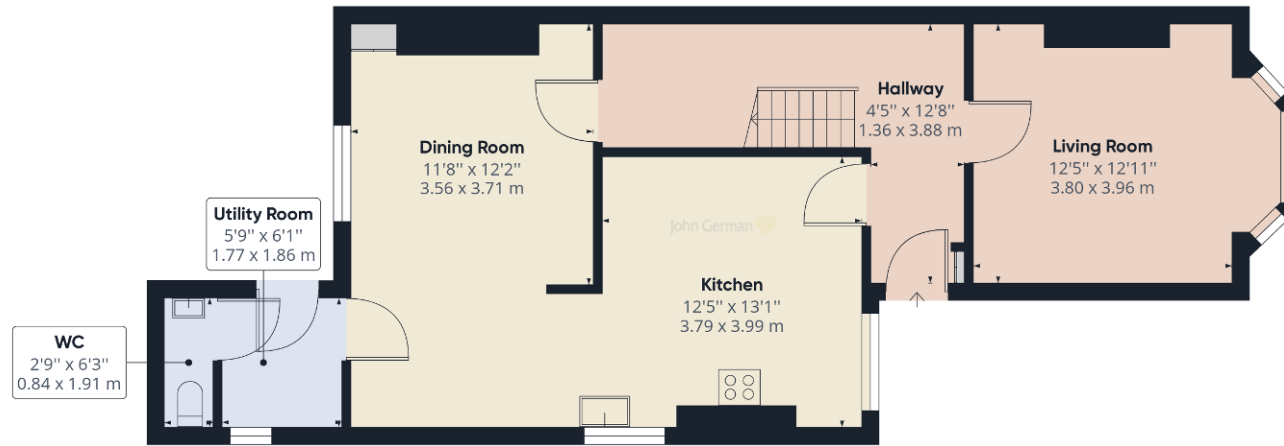




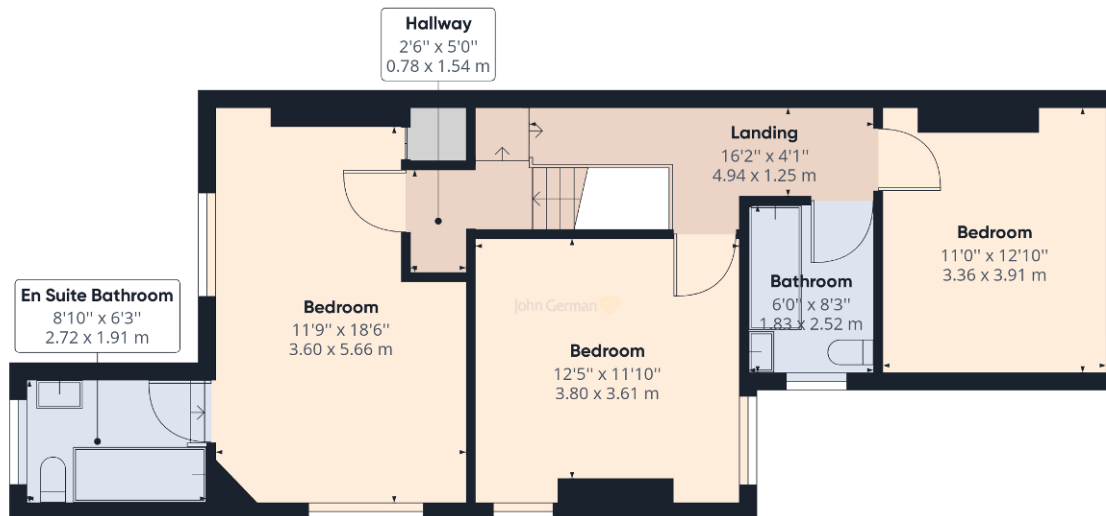








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1463.74 ft²

135.99 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.

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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.

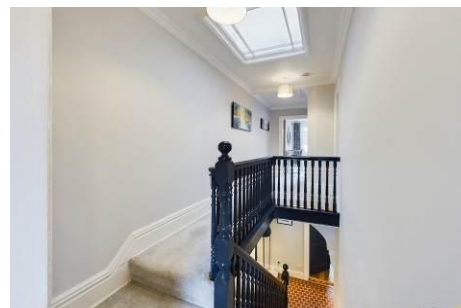
Referral Fees

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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