

Netherland Green

Uttoxeter, ST14 8NT

John 
German






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£395,000



Extremely attractive traditional cottage with well maintained accommodation providing scope for personalisation and a huge amount of potential, occupying a delightful plot extending to approx. 0.34 of an acre on the rural outskirts of Uttoxeter.

For sale with no upward chain involved, viewing of this highly unique cottage is imperative to appreciate its wealth of character, position and huge amount of potential. Occupying a lovely plot extending to approximately 0.34 of an acre with feature topiary bushes and trees.

Situated on the rural outskirts of Uttoxeter but only a short drive from its wide range of amenities, the village of Marchington is only a short drive away. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - Timber and part obscure glazed doors open to an extremely useful and adaptable entrance porch having a range of fitted base units with worktops, tiled floor and a built in coal shed. Double doors lead to a sizeable workshop with access to outside, a further storage cupboard and gardeners WC.

The hall has a tiled floor and doors leading to the spacious ground floor accommodation. To the front is a good sized fitted kitchen having an extensive range of base and eye level units with work surfaces, inset sink unit set below one of the dual aspect windows, fitted electric hob with double oven under, integrated fridge and space for further appliances.

The fitted bathroom has a three piece suite and fully tiled walls and floor.

The living room has a focal Esse Columbia solid fuel range that services the central heating system, a built in cupboard housing the hot water cylinder and a front facing window providing light.

An inner hallway has a useful built in pantry/store plus a front facing window and stairs rising to the first floor. A part glazed door leads to the comfortable sitting room which has a focal fireplace and dual aspect windows providing an abundance of natural light and pleasant outlook. (This room has been utilised as a bedroom in recent times).

To the first floor the landing has doors leading to the two double bedrooms, both having a range of fitted wardrobes and cupboards. Completing the accommodation is the fully tiled bathroom which has a three piece suite and rear facing obscure window.

Outside - The cottage is set in a delightful plot extending to approx. 0.34 of an acre, predominantly laid to lawn at the front and side elevations, adjoining fields to one side. There are a variety of topiary bushes and trees plus well stocked shrub borders.

A tarmac in and out driveway with timber five bar gates provides ample off road parking for numerous vehicles leading to a large detached double garage which has an adjoining canopy store area, integrated shed and two further brick built outhouses.

what3words: wounds.difficult.rosette

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

Services: Solid fuel central heating. Private drainage via a septic tank. Mains water and electricity 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/07072023

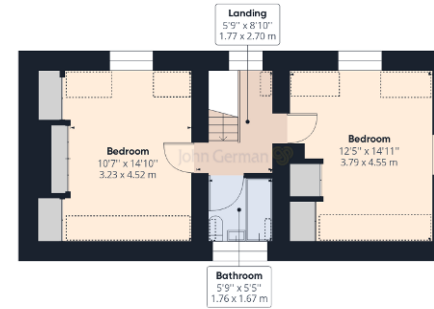
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C



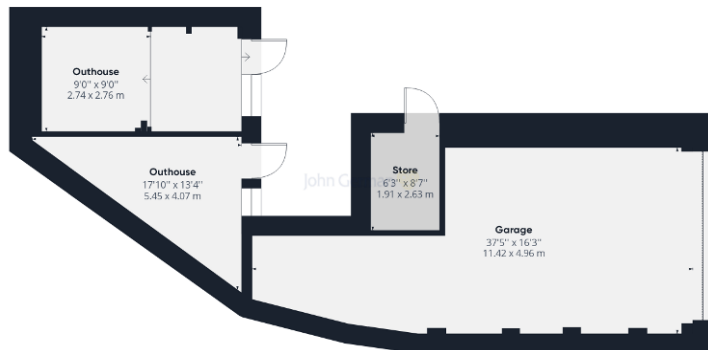




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2536.01 ft²
235.60 m²

Reduced headroom

83.39 ft²
7.75 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



