

Highwood Road

Uttoxeter, ST14 8BQ

John 
German





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£550,000

Individually designed and built detached bungalow providing deceptively spacious accommodation, in need of some updating. Occupying an established plot extending to approx. 1.51 acre in total on this well regarded and sought after road.

Providing a huge amount of potential and extending to over 1500 sq.ft of accommodation, viewing and consideration of this individual residence is strongly recommended to appreciate its room sizes and layout in addition to its established plot that extends to approx. 1.51 acres in total incorporating a paddock of approx. 1 acre. Suitable for a variety of buyers including those looking for a single storey residence or a family home. For sale with no upward chain involved.

Occupying a slightly elevated position on this well regarded and desirable road providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, the three tier school system, doctors, modern leisure centre and gyms in addition to the multi screen cinema and ice rink.

Accommodation - An enclosed porch opens to the welcoming L-shaped hall having access to the loft and doors leading to the generously sized accommodation and the fitted guest's cloakroom/WC.

The spacious lounge has a focal gas fire set in the chimney breast on a hearth and display plinth that extends to the majority of one wall. A wide front facing window provides light enhanced by the wide sliding patio doors opening to the pleasant garden room that offers further living space and sliding patio doors to two sides with direct access to the garden and a covered canopy seating area.

The generous dining room has a wide front facing window and obscure glazed doors leading to the fitted breakfast kitchen that has an extensive range of base and eye level units with work surfaces and inset sink unit set below the wide window overlooking the rear garden. An electric hob has an extractor over and oven under, plumbing for both a washing machine and dishwasher together with further appliance space. An obscure glazed door leads to the rear porch/store having access to the garden.

There are three good sized bedrooms, each able to easily accommodate a double bed and furniture with the rear facing master having fitted wardrobes to one side. The remaining two bedrooms have fitted wash hand basins.

Completing the accommodation is the family bathroom that has a coloured four piece suite incorporating both a panelled bath and separate shower cubicle with tiled splash backs and a built in airing cupboard.

Outside - To the rear a paved patio and covered canopy area provides a pleasant entertaining space, with steps leading to the good sized established garden which is predominantly laid to lawn with well stocked beds and borders containing a large variety of shrubs and plants plus a small orchard area at the top of the garden. There is gated access to either side of the property leading to the front, one having a ramp to the driveway. An access from the top of the garden leads to the adjoining paddock extending to approx. 1 acre and in need of cultivation and attention, backing onto fields.

To the front is a further established lawn with well stocked beds and borders plus a variety of trees. Steps lead to the paved patio which has wrought iron railings. A tarmac driveway provides ample off road parking leading to the large double garage which has an electric up and over door, power and light.

what3words: belong.composts.closer

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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/24082023

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
















John German 

Ground Floor



Floor 1

Approximate total area⁽¹⁾

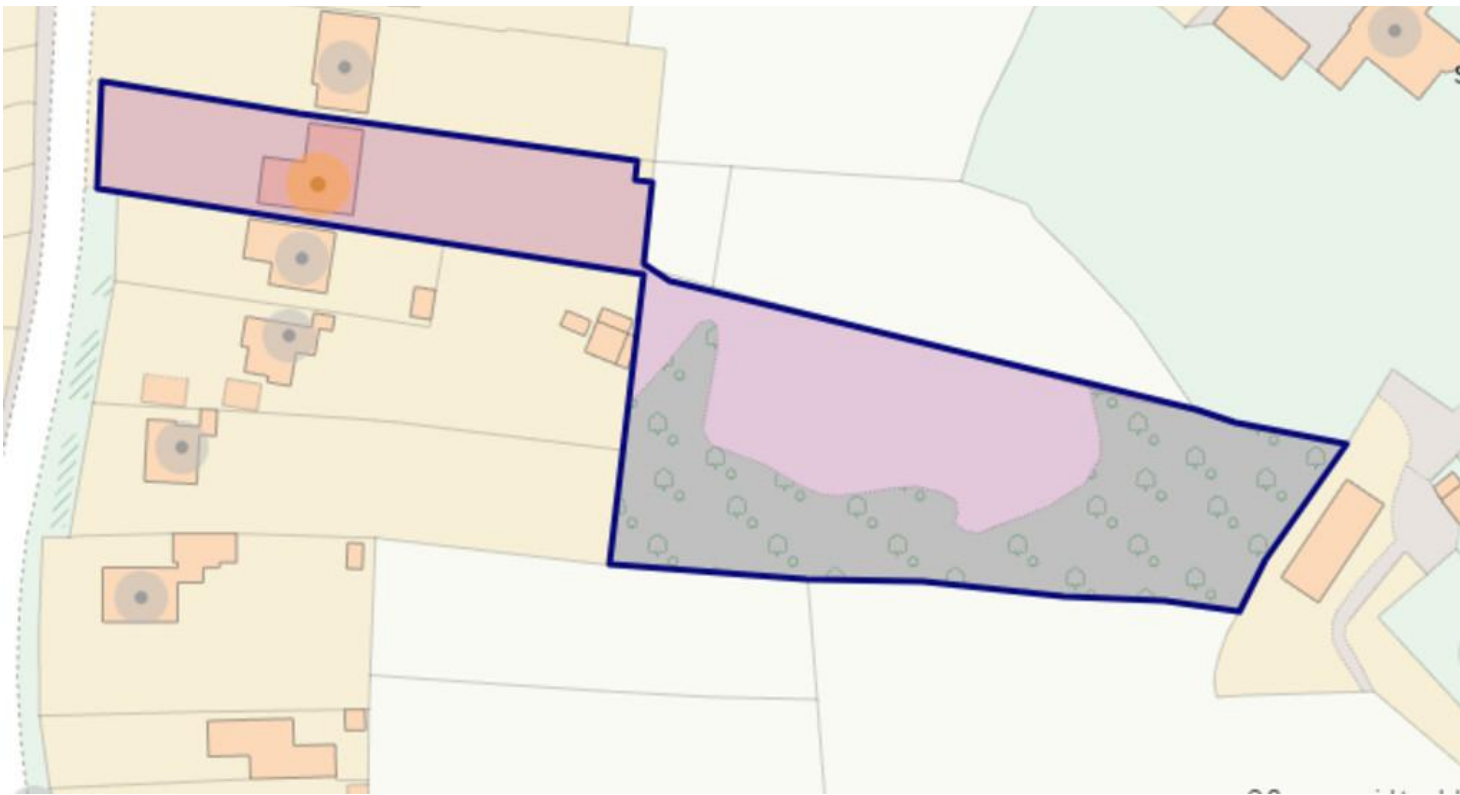
2153.01 ft²

200.02 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



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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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