

New Road

Uttoxeter, , ST14 7DE

John 
German





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£415,000

Attractive traditional detached home with substantially extended and vastly improved family sized accommodation, appointed to a high standard throughout situated on the well-regarded road within close proximity to amenities.
No upward chain.



Internal inspection and consideration of this hugely impressive family sized home is essential to appreciate its room dimensions and layout, including the fabulous open plan living/dining/kitchen having bi-fold doors and a lantern skylight, standard throughout including luxury bathrooms and its exact position.

Situated on the well-regarded road within close proximity to local amenities including the Tesco Express mini supermarket, open space and public house. The town centre and its wide range of amenities are also easily reached and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A traditional arched storm porch with a uPVC part obscured double glazed entrance door and matching side panels opens to the welcoming hall, providing a spacious introduction to the home with stairs rising to the first floor and light oak doors leading to the well-proportioned ground floor accommodation and the fitted downstairs WC.

To the front is a generously sized lounge which has a focal fireplace with a marble insert and hearth, plus a wide walk in bay window providing an abundance of natural light.

To the rear is the real hub of this impressive home, the magnificent extended open plan living/dining/kitchen. The extension having two sets of bi-fold doors opening to the garden and patio, a double glazed lantern skylight providing additional light and fittings for a wall mounted TV. The superior kitchen has an extensive range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, fitted gas hob with contemporary extractor hood over, built in electric oven, integrated dishwasher and space for a fridge freezer.

A part glazed door leads to the well-equipped utility room having a further range of base and eye level units with timber worktops and an inset Belfast style sink unit set below a rear facing window, plumbing for a washing machine and an integrated tall freezer, feature tiled floor, uPVC part obscured double glazed door to the rear patio and an internal door to the garage.

To the first floor the pleasant landing has a rear facing window providing natural light, feature ceiling and doors leading to the four good sized bedrooms, three of which could easily accommodate a double bed and furniture, and the luxury fitted family bathroom which has a white contemporary four piece suite incorporating both a freestanding bath with a mixer tap and shower attachment, plus a separate shower cubicle. The spacious master bedroom has fitted Hammond wardrobes to one side, and the benefit of a luxury en suite bathroom also having a contemporary four piece suite incorporating a panelled spa bath and separate shower cubicle.

Outside, to the rear a paved patio pleasant entertaining area adjacent to the bi-fold doors in the living/dining area, leading to the garden which has an artificial lawn enclosed three sides by a timber panel fencing with gated access to the side. The enclosed and wide frontage has raised blue slate shale borders.

Bespoke wrought iron electronically operated double gates lead to the large tarmac driveway, providing ample parking for numerous vehicles, leading to the good sized garage that has an electronically operated door, painted floor and fitted storage cupboards, power and light, making it an ideal working space.

What3Words: writing.twins.producers

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: JGA18092023

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







Ground Floor



Approximate total area⁽¹⁾

1690.54 ft²

157.06 m²

Reduced headroom

10.32 ft²

0.96 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.



Agents' Notes

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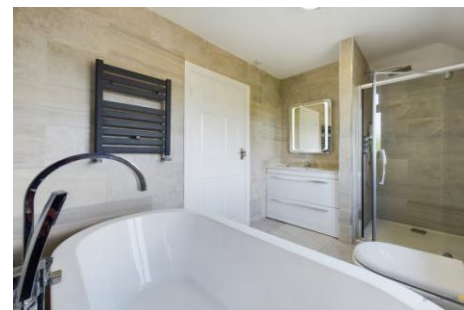
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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