

# Uttoxeter Road

Alton, Stoke-on-Trent, ST10 4AT

John German



**FOR SALE**  
John German  
Sales & Lettings  
01889 567444

**DETACHED 1 BED  
ANNEX/LODGE**



# Uttoxeter Road

Alton, Stoke-on-Trent, ST10 4AT

Offers in the region of £320,000

Family sized semi detached home with an impressive detached one bedroom annexe. Truly immaculate and beautifully maintained traditional home with three double bedrooms, situated in the well regarded and sought after village.



A rare opportunity to purchase a well proportioned traditional semi detached home which is in true turn key condition, benefiting from an equally impressive detached one bedroom annexe/ lodge to its rear. Impeccably presented and maintained by the current owner, providing an opportunity for a multi-generational family or someone looking for a separate home working space. For sale with no upwards chain involved and ready to go.

Situated in the highly popular and well-regarded village within walking distance to its range of amenities including public houses and eateries, health centre, first school, convenience shop, church and a hair salon. Several walks through the surrounding countryside are also on the doorstep, including Churnet Valley and Dimmingsdale. The towns of Uttoxeter, Ashbourne and Cheadle are all within easy commutable distance, as are the world headquarters of JCB.

#### Accommodation:

A composite part obscured entrance door opens to the hall, where stairs rise to the first floor and a door leads to the immaculate ground floor accommodation.

The well-proportioned lounge has a focal coal effect gas fire with a feature surround, fitted shelving in the chimney breast recess and a wide front facing window providing light.

The excellent fitted dining kitchen has underfloor heating, a range of base and eye level units with worksurfaces and inset sink unit set below one of the two rear facing windows, fitted corner gas hob with an extractor hood over, built in double oven and fully integrated appliances including a microwave, fridge freezer, dishwasher and washing machine.

A lobby area to the side has a composite part obscured double glazed door to the outside, a useful understairs cupboard and a latch door to the fitted downstairs WC.

The pleasant first floor landing has a side facing window providing light, access to the loft and doors opening to the three good sized bedrooms, all of which can accommodate a double bed. The rooms to the rear enjoy a fabulous far reaching outlook.

Completing the accommodation is the impressive fitted family bathroom, which has a white modern three piece suite incorporating a panelled bath with an electric shower and folding screen above, with complementary tile splashbacks and half tiled walls.

#### DETACHED ANNEXE:

A composite part obscured double glazed door opens to the hall having a useful built in laundry cupboard and doors to the well-proportioned accommodation.

The spacious open plan living dining kitchen has a vaulted ceiling and dual aspect windows plus a further skylight providing an abundance of natural light plus French doors to the outside. The kitchen area has a range of base and eye level units with worksurfaces and inset sink unit, an electric hob with extractor hood over, built in electric oven and microwave and an integrated fridge. The room also benefits from an air conditioning unit.

On the opposite side of the hall is the double bedroom, also having a vaulted ceiling and front facing window.

Finally, there is the impressive fitted shower room which has a white modern three piece suite incorporating a double shower cubicle with an electric shower over.

#### Outside:

To the rear of the main property is a paved patio providing a pleasant entertaining area with a useful shed that has power points, leading to an equally pleasant non slip decking area with steps leading to a further shed.

To the front is a well-stocked raised border containing a variety of shrubs and plants. A tarmac driveway provides ample parking for several vehicles, with wrought iron gates leading to the side elevation.

What3Words: renamed.estimated.brilliant

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA16102023

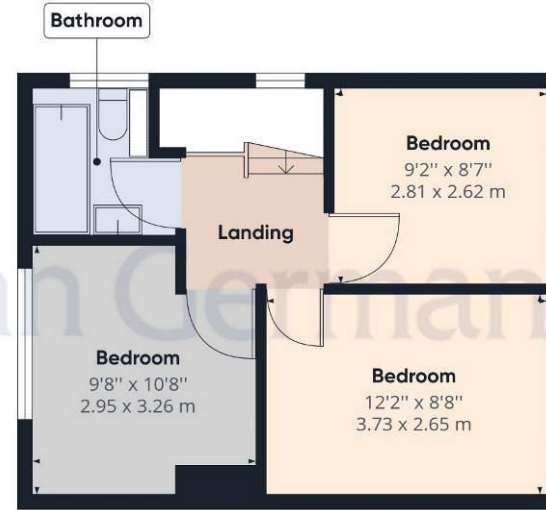
**Local Authority/Tax Band:** Staffordshire Moorlands District Council / Tax Band B







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1131.67 ft<sup>2</sup>  
105.14 m<sup>2</sup>

**Reduced headroom**

6.28 ft<sup>2</sup>  
0.58 m<sup>2</sup>



(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

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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



