

# Church Street

Uttoxeter, ST14 8AA

John   
German





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£635,000

Highly individual traditional detached home providing deceptively spacious versatile and extended family sized accommodation set over four floors including five bedrooms and two attic rooms. Occupying an established plot extending to approximately 0.28 acres within a stone's throw of the town centre and amenities. No upward chain.



Viewing and consideration of this unique traditional family sized home is an absolute must to appreciate the huge amount of space and versatility on offer, extended by the current owners to increase its balance and living space, character, outside space including ample space and storage and its surprising town centre position. Enjoying an extremely interesting history, if you are looking for an individual home this could be that very opportunity.

Situated on the edge of the town centre with pedestrian access onto Church Street and vehicular access from Town Meadows Way, Uttoxeter's wide range of amenities are all on the doorstep including shops, bars, restaurants and schools. The nearby A50 dual carriageway links the M1 and M6 motor ways plus the cities of Derby and Stoke-on-Trent.

Accommodation: A part glazed stable door opens to the enclosed porch which has windows providing natural light and tiled floor, plus doors to the lower ground floor living accommodation and the guest WC.

The kitchen has a range of base and eye level units with work surfaces and inset sink unit set below one of the dual aspect windows, space for a gas range cooker, an integrated dishwasher and additional appliance space, plus a focal exposed chimney breast.

The separate dining area has the same tiled floor and feature beam ceiling plus a fitted dresser unit set in the chimney breast recess, and a front facing window providing natural light.

A door leads to the useful utility room which has space for appliances and further storage.

Completing the lower ground floor accommodation is the extremely impressive and generously sized principal lounge, which has dual aspect windows and French doors opening to the patio and gardens.

The next floor provides a good amount of versatile space presently comprising a pleasant sitting room which has a focal fireplace and front and rear facing windows and to the front elevation there are two good sized bedrooms which include the master with dual aspect windows and far-reaching views.

An inner hall provides direct access to the front of the property plus stairs rising to the next floors and a further adaptable double bedroom.

Completing the accommodation on the floor is the excellent family bathroom having a modern period style four piece suite, incorporating a roll top ball and claw bath and a separate shower cubicle.

On the third floor there are two further double bedrooms, both featuring original cast iron fireplaces, enjoying the fabulous far-reaching views over the town and countryside beyond.

Finally there is the attic floor providing further versatile space that can be used to fit your requirements, but presently used as a games room and occasional bedroom, which has fitted cupboards in the eaves to one side.

Outside: The property sits in an established plot that extends to approximately 0.28 of an acre in total, predominantly laid to lawn with several seating areas providing a pleasant entertaining space enjoying a degree of privacy with well stocked borders and a slate shale bed and a useful timber built workshop. To the front of the property a gate opens to a path leading underneath a brick bridge that leads to the front door, and giving direct access to Church Street and the town centre through the small front garden.

Approached from Town Meadows Way, a right of access and a five bar gate leads to the driveway which provides ample parking for numerous vehicles and leads to the detached timber built garage and a further useful store shed.

What3Words: Happy.Variouly.Announced

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

**Our Ref:** JGA10112023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







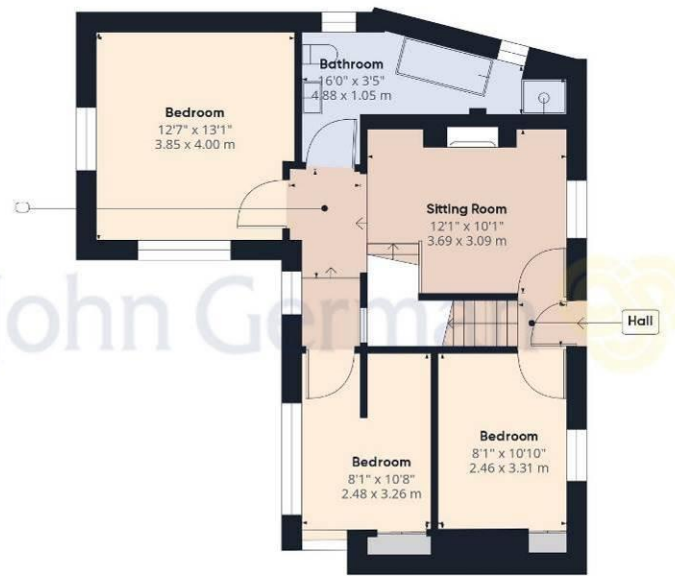








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1

Approximate total area<sup>01</sup>

1953.02 ft<sup>2</sup>  
181.44 m<sup>2</sup>

Reduced headroom

72.59 ft<sup>2</sup>  
6.74 m<sup>2</sup>

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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