

Derby Road
Uttoxeter, ST14 8EA



Well maintained modern corner three bedroom semi detached home providing deceptively spacious accommodation. Suitable for a variety of buyers with parking and a garage to the rear, situated on the edge of the town centre.

NO UPWARD CHAIN

£190,000

John German

Whether looking to make your first step onto the property ladder, to upsize or downsize, or for a buy to let investment, internal inspection and consideration of this generously sized home is recommended. Benefiting from parking and a garage to the rear, the property has been well maintained by the current owner, while providing scope for making it your own. Situated on the edge of the town centre within walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi screen cinema, modern leisure centre and gyms. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A traditional tiled canopy porch with a part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted downstairs cloakroom/WC having a white two piece suite.

The generously sized lounge/dining room has a focal living flame effect electric fire and feature surround, a useful understairs cupboard and natural light coming from the front facing window, and wide French doors opening to the rear garden.

The kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the rear facing window, fitted gas hob with extractor over and electric oven under, plumbing for a washing machine and space for a fridge freezer. A double glazed door opens to the garden.

To the first floor, the pleasant landing has built in storage and doors leading to the three good sized bedrooms, two of which can accommodate a double bed, and the fitted family bathroom which has a white three piece suite with tile splashbacks. The master bedroom benefits from a bank of built in wardrobes and an impressive refitted en suite shower room having a modern white three piece suite with feature tiled walls.

Outside to the rear, a wide paved patio extends to the side of the property leading to the garden laid to lawn with a raised timber bed plus gated access. To the front is a garden laid to lawn. To the rear, approached via Russell Close is off road parking leading to a garage positioned beneath a coach house found to the rear of the property.

Please note, there is a small charge for the maintenance of communal areas. We await further details.

What3words: exits.plot.internal

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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