

Bridge Road

Uttoxeter, ST14 8BA

John German



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£280,000

Extremely handsome traditional bay fronted home with beautifully presented and re-modelled accommodation, situated in a quiet cul-de-sac on the edge of the town centre.



Occupying a lovely plot in a quiet cul-de-sac on the edge of the town centre within easy walking distance to its wide range of amenities which include the train station, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, modern leisure centre and the multi screen cinema.

Internal inspection and consideration of this majestic traditional home is essential to appreciate the combination of original features and character with contemporary presentation and specification.

An entrance door opens to the lovely hall, providing a delightful introduction to the home, with a beautiful tiled floor, original staircase rising to the first floor with a useful understairs cupboard also housing the wall mounted combination central heating boiler, and original doors to the ground floor accommodation.

The well-proportioned lounge has a wide walk-in bay window to the front with fitted shutters, and a focal central chimney breast with a log burner effect stove and feature surround.

The real hub of this home is the open plan living dining kitchen which extends to the full width of the property, having a wooden stripped floor, and in the dining area a focal exposed chimney breast with a tiled hearth.

There is a range of base and eye level units plus a larder cupboard with work surfaces and matching breakfast bar, inset sink unit set below the side facing window, fitted gas hob with an extractor hood over and an electric oven under, and integrated appliances including a dishwasher, washing machine and fridge freezer.

Wide uPVC double glazed French doors lead to the good sized conservatory, providing additional living space with a pleasant view over the garden, power points and a radiator plus a uPVC double glazed door to the outside.

Completing the accommodation is the useful downstairs WC having a white two piece suite with tiled splashbacks and a rear facing window.

To the first floor the pleasant landing has a side facing window and access to the loft via fitted pull down ladder and doors leading to the three bedrooms, two of which are large doubles each having feature fireplaces. The third bedroom is presently used as a dressing room.

Finally there is a superior fitted family bathroom which has a white contemporary three piece suite incorporating a panelled bath with a mixer shower and fitted glazed screen above, tiled splashbacks plus half tiled walls and a lovely mosaic tiled floor.

Outside, to the rear a good sized garden which is mainly laid to lawn extends to the side of the property having well stocked borders containing a variety of shrubs and a paved patio providing a lovely seating and entertaining area, space for a shed and gated access to the front.

To the front is a garden that is also laid to lawn enclosed to three sides.

A gravel driveway provides off road parking for several cars.

What.3.Words: Awaiting.Motivates.Matter

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

Property construction: Traditional **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(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/>

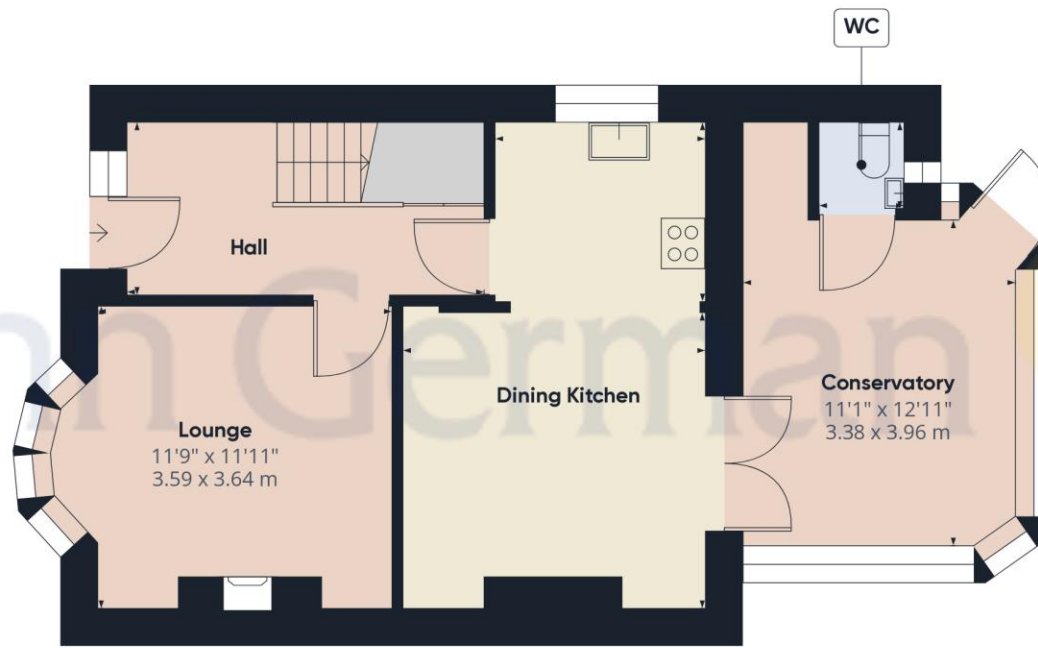
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

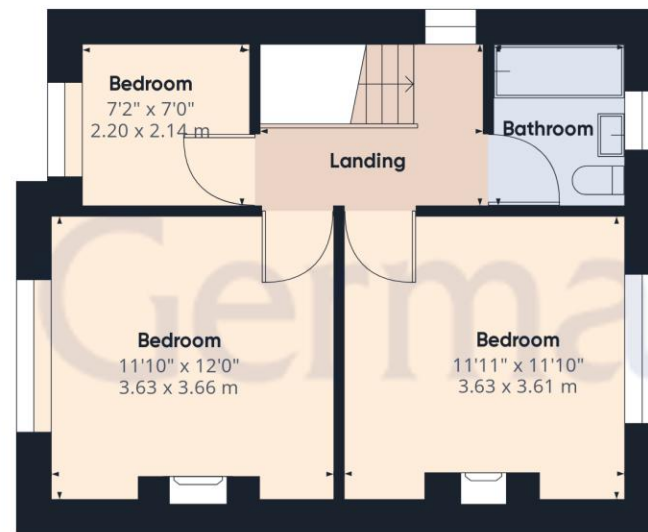
Our Ref: JGA29012024







Ground Floor



Floor 1

Approximate total area¹⁾
1040.29 ft²
96.65 m²

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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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