

Hall Road

Uttoxeter, ST14 7PN

John German







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£445,000

Deceptively spacious detached home providing substantially extended and balanced family sized accommodation occupying a pleasant established plot on this highly desirable road on the edge of the town centre.

Internal inspection and consideration of this extremely well proportioned family sized home is essential to appreciate its impressive room dimensions and layout providing a brilliant balance between the ground floor living space and first floor bedrooms, in all extending to over approx. 2200 sq.ft (including the garage that incorporates the utility area). Occupying a good sized established plot providing ample outside entertaining space plus parking for several vehicles to the front.

Situated on this highly respected and desirable road on the edge of the town centre providing easy access to its wide range of amenities including the well regarded three tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, Bramshall Road park, modern leisure centre and the multi screen cinema.

Accommodation – A timber entrance door with glazed side panels opens to the welcoming hall which has a feature solid wood floor and stairs rising to the first floor plus doors leading to the spacious ground floor accommodation and the downstairs WC.

The generously sized lounge has a focal log burner with a feature surround and marble hearth and a wide front facing window providing natural light. The lovely engineered wood floor runs into the dining room which provides access to the kitchen and has a wide arch leading to the unique garden room providing further living space having a feature vaulted ceiling, picture window overlooking the established garden plus wide French doors opening to the patio and external entertaining area.

The extended kitchen provides space for a dining suite with an extensive range of base and eye level units having granite work surfaces and an inset sink unit set below the window overlooking the garden, space for a n electric cooker with an extractor hood over, plumbing for a dishwasher and two integrated fridges. There is also a useful built in storage area/pantry with additional built in cupboards. From the kitchen a rear hall provides direct access to the patio and doors to the remaining ground floor space. The second well proportioned living room has dual aspect French doors opening to the garden and adjoining timber built outside bar. Finally there is the office which could be used as a playroom if desired having a high level side facing window and a part glazed door to the side elevation. A further door gives access to the garage which incorporates the utility having a sink unit and space for appliances.

To the first floor the split landing has a sun pipe providing natural light and doors leading to the five good sized bedrooms, four of which can easily accommodate a double bed and furniture, one of which has fitted wardrobes with mirrored sliding doors. Adjacent to the rear facing master bedroom is a useful dressing room/walk-in wardrobe providing potential to be converted into an en suite. Completing the accommodation is the fitted family bathroom which has a cream suite with fitted storage cupboards and a corner panelled bath plus a separate modern shower room that also has a white suite incorporating a double shower cubicle.

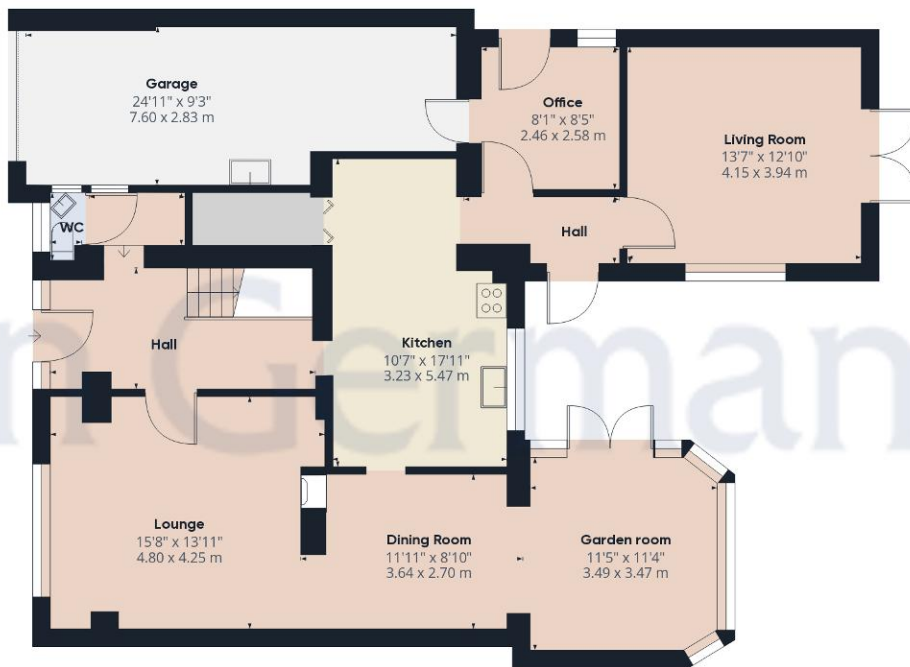
Outside – To the rear a paved patio provides a pleasant seating and entertaining area with a pond and timber bar. Beyond is a good sized established garden which is mainly laid to lawn with well stocked borders containing a variety of shrubs and mature trees plus space for a recently renovated shed and also a wendy house.

To the front is a well stocked shrub border containing a variety of shrubs and plants including a blossom. A tarmac driveway provides off road parking for several vehicles which leads to the good sized garage.

What3words: jumbo.sunbeam.parade







Ground Floor

Approximate total area

2245.43 ft²

208.61 m²



Floor 1

(1) 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.

GIRAFFE360



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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 D

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

Our Ref: JGA06022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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