

Pennycroft Road

Uttoxeter, ST14 7ES



Immaculately maintained and well presented traditional home with substantially extended ground floor accommodation, occupying a good sized plot with ample parking and adjoining garden. No upward chain involved.

£215,000

John German

Whether looking to make your first step onto the property ladder, a home move or a buy to let investment, internal inspection of this extremely surprising home is absolutely essential to appreciate the size of the extended ground floor accommodation, condition throughout, good sized rear garden and its popular location.

Situated within close proximity to local amenities, including the 'five shops' found on Windsor Road and Tinsel Parkes first school, the town centre and its wide range of amenities are also within easy reach.

A uPVC part obscured double glazed entrance door opens to the central porch and hall having a side facing window providing natural light, stairs rising to the first floor and doors to the extended ground floor living space.

To the right is the extremely spacious lounge/dining room which extends to the full depth of the extended accommodation having a focal fireplace in the front facing dining area and dual aspect windows including wide French doors opening to the rear patio and garden.

To the left of the hall is the impressive fitted breakfast kitchen which has an extensive range of base and eye level units with a matching island having granite work surfaces and breakfast bar, inset sink unit set below the front facing window, space for a gas range stove with extractor hood over and further space for additional appliances.

Connecting the lounge diner and kitchen is the inner hall having doors leading to the fitted downstairs WC which has a white suite, and to the utility room which has fitted base and eye level units with granite work surfaces, space for appliances and both a window and part glazed door to the rear garden.

To the first floor, the landing has a rear facing window providing light and a fitted cupboard, plus doors leading to the two double bedrooms, each with built in wardrobes and the spacious master extending to the depth of the first floor.

Finally, there is the superior fitted bathroom which has a white four piece suite incorporating both a standalone roll top slipper bath and a separate corner shower cubicle with a mixer shower over, plus tiled splashbacks and half tiled walls.

Outside to the rear, a paved patio provides a pleasant seating and entertaining area leading to the good sized enclosed garden predominantly laid to lawn having well stocked beds and borders containing a variety of shrubs and plants, gravelled edging and a path leading to the additional paved seating area having a timber pergola at the bottom of the garden, a shed and greenhouse (included in the sale), plus gated access to the front.

To the front there is a garden laid to lawn with well stocked borders and low level brick retaining walls. A block paved driveway provides off road parking for several vehicles leading to the attached wide single garage which has an up and over door, power and light, plus a personal door to the rear garden.

What 3 words: responds. news reel. pastime

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 (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 A

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

Our Ref: JGA/28032024

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Ground Floor



Floor 1

John German

Approximate total area⁰

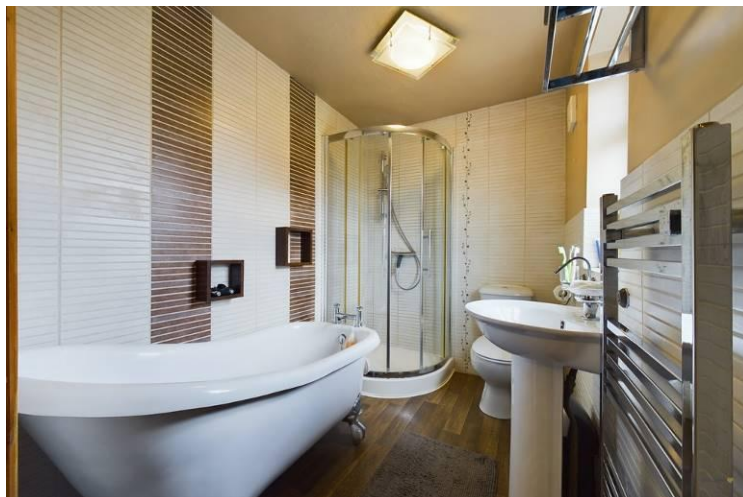
1171.77 ft²

108.86 m²

(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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | 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

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