

New Road

Uttoxeter, ST14 7DD

John 
German





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£350,000

Extremely attractive traditional double fronted cottage with extended accommodation, retaining a wealth of character and charm, occupying a stunning plot with off road parking and a detached double garage.

For sale with no upward chain involved, viewing and consideration of this absolutely delightful cottage is essential to appreciate its features and charm, room dimensions and layout and most notably its stunning good sized rear garden. Well maintained by the current owners but providing scope to make it your own.

Situated on this popular road that is within close proximity to local amenities including the Tesco Express mini supermarket, first schools and a public house. The town centre and its wide range of amenities are also within easy reach and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A timber and part obscure door opens to the central hall having a feature quarry tiled floor and leaded stained windows plus stairs rising to the first floor.

To the left is the extended dual aspect living room which has a focal open fire with a cast grate and decorative ceramic tiled insert plus a timber surround. Natural light flows in from the front facing walk-in double glazed bay window and uPVC double glazed French doors providing a view towards the lovely garden and access to the patio. To the right is the separate dining room which has a useful under stairs cupboard and a front facing double glazed walk-in bay window. A focal chimney breast houses a coal effect gas fire with a tiled insert and hearth plus a wooden surround.

To the rear is the generously sized dining kitchen which has a range of base and eye level units with worksurfaces and inset sink unit set below the window overlooking the stunning garden, fitted Neff cooking appliances incorporating a gas hob with an extractor over and double electric oven, an integrated washing machine and fridge plus a uPVC part obscure double glazed door to the patio. There is a traditional pantry and doors opening to both the living room and dining room providing a lovely flow to the ground floor accommodation.

Completing the ground floor space is the laundry room which has a door to the fitted downstairs WC.

To the first floor the landing has original doors opening to the three good sized bedrooms, the dual aspect master having a fitted double wardrobe in the chimney breast recess and a further walk-in wardrobe having a front facing double glazed sash window. Finally there is the fitted family bathroom which has a white suite with tiled splash backs and a fitted airing cupboard housing the combination gas central heating boiler plus a rear facing double glazed window overlooking the garden.

Outside - To the rear a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy, with access to a useful brick built outbuilding incorporating storage and the gardeners WC. The stunning gardens are a gardener's paradise having extensive lawns, well stocked beds and borders containing a multitude of shrubs and plants, trees, a vegetable garden plus a greenhouse, all enclosed to three sides by fencing and established hedges. This fabulous space could be re-landscaped to provide further lawn space and play areas if desired. To the front is an enclosed foregarden with well stocked beds and borders. A double width drive provides off road parking leading to the detached double garage which has an electric roller door, power and an adjoining block built garden shed.

what3words: [stylists.radiating.remarks](#)

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

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

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

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

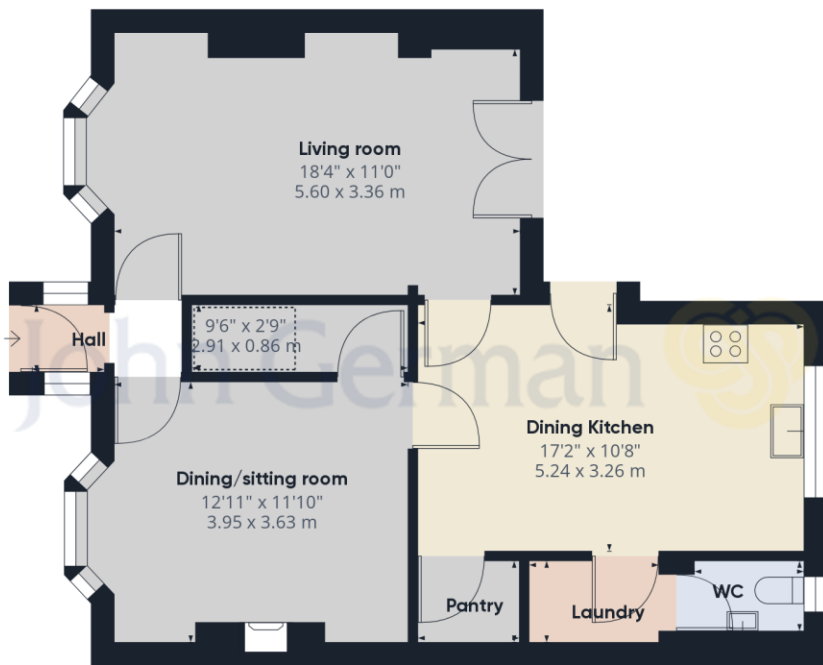
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/19042024



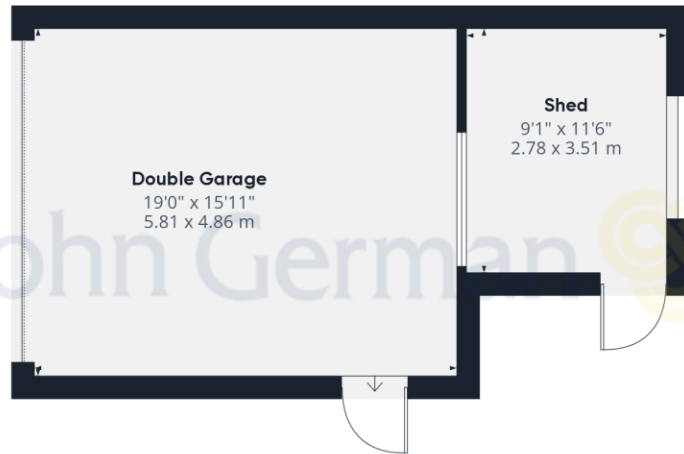




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1563.24 ft²


145.23 m²

Reduced headroom

12.91 ft²

1.2 m²

(1) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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