

Stanley Crescent

Uttoxeter, ST14 7BD

John 
German





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£325,000

Extremely well presented family sized home providing extended and balanced accommodation including a hugely impressive living kitchen, occupying a pleasant corner plot on the popular cul-de-sac.



Internal inspection and consideration of this superb family sized home is strongly recommended to appreciate its room dimensions especially the ground floor incorporating the excellent open plan living kitchen with a lantern skylight, condition throughout and its pleasant cul-de-sac position.

An ideal up or downsize located in a popular area providing easy access to local amenities including the Tesco Express and public house, and within easy reach of the town centre and its wide range of facilities. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A composite entrance door opens to the welcoming hall providing a lovely introduction to the home with a tiled floor and dual aspect windows. The spacious lounge and dining area extends to the full width of the extended ground floor accommodation, having a wide bay window providing natural light.

An inner hall has stairs rising to the first floor and access to the laundry room overlooking the rear garden, and a door to the fitted downstairs WC.

The hugely impressive open plan living kitchen provided the real hub of this excellent home. The wide family area leading to the well equipped kitchen which has an extensive range of base and eye level units with a matching island, quality worktops and matching breakfast bar, inset sink set below the rear facing window, fitted electric hob with a contemporary extractor over, built in electric over, integrated dishwasher and fridge freezer plus a wine cooler, with additional light provided by the feature lantern skylight and wide French doors opening to the garden.

To the first floor the landing has built in storage and a side facing window providing light plus doors leading to the four bedrooms. The rear facing master benefitting from an ensuite shower room with a white suite incorporating a shower cubicle with a mixer shower over. Completing the accommodation is the family bathroom which also has a white suite incorporating a panelled bath with complementary tiled splashbacks and a fitted mixer shower over.

Outside, to the rear there is an enclosed low maintenance garden having a flagstone paved patio providing a pleasant seating and entertaining area leading to the artificial lawn, plus a further decked seating area enclosed to three sides by panelled fencing. To the rear double gates lead to the drive, which is presently covered by the artificial grass, leading to the detached garage which has an up and over door, power and light. To the front there is a block paved driveway providing off road parking for several vehicles.

What3Words: Drives.Laying.Motive

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

Property construction: Standard **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: 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: JGA22042024

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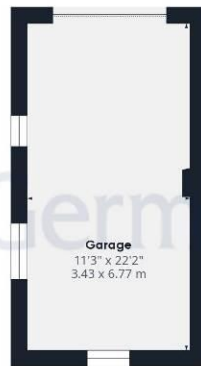




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1493.82 ft²

138.78 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.

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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 | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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