

# Dove Walk

Uttoxeter, ST14 8EH

John   
German









# Dove Walk

Uttoxeter, ST14 8EH

Guide Price £335,000

A truly delightful period cottage retaining wonderful character features and set on a lovely secluded garden plot with excellent drive, double garage and offering tremendous scope for a sympathetic scheme of modernisation.



A rare opportunity to purchase such a delightful cottage on an equally impressive plot that is offered to the market for the first time since 1979. Uttoxeter has a wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, racecourse, the three-tier school system, doctor's, modern leisure centre and multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent. It is also well placed for Alton Towers and the Peak District.

To the front glazed double doors open into a porchway which has a half glazed door in turn leading into the entrance hall that is part panelled and L-shaped with stairs off having wooden panelling and a lovely turned balustrade with useful storage cupboard below.

To the front is an attractive sitting room which has a brick period fireplace together with picture rail and cornice work to the ceiling and a square bay to the front overlooking the attractive garden.

On the opposite side of the hallway is a further living room again with a brick feature fireplace having tiled hearth with beam over, attractive period plate rack and square bay again to the front overlooking the garden. To the rear of the room is a square opening into the dining room which is full of character having a period brick fireplace with exposed beams and fitted cupboards with arch head and shelves to the recess. A large bay window overlooks the side garden and further off which is a pantry having shelves and a small window.

The breakfast kitchen has a range of base and wall cupboards, worktops and stainless steel corner sink with mixer tap and tiled splash backs, a tiled recess with inset Neff electric hob and extractor hood, a further fitted Neff double oven and grill with Neff microwave above and useful cupboard space with plumbing for an automatic washing machine.

Off the kitchen is a rear porch with glazed doors to the garden together with a cloakroom/WC.

On the first floor an interesting landing has a lovely minstrels gallery style balustrade overlooking the hall below. The large master bedroom faces the front with built in wardrobes and further cupboard plus its own en suite bathroom with a sit in bath in tiled surrounds with mixer shower over, WC and vanity wash hand basin. The en suite also offers the potential to be converted into a fourth bedroom (subject to the relevant regulations).

There are two further attractive double bedrooms and a large bathroom having a corner bath in tiled surrounds with an electric shower over, wash hand basin, WC and fitted airing cupboard.

The property is set on a very attractive and private garden plot having electric double gates off Dove Walk leading into a spacious driveway with excellent turning and manoeuvring space together with access to the detached double garage which has a large up and over electronically operated door.

To the rear is an additional boiler house that houses the gas fired central heating boiler and also has space for a freezer or other appliance. There are two pedestrian gates off Dove Walk, one to the rear and one to the front and the property enjoys wonderful vista over its own private garden which has an extensive lawn, tree screening to the side, paved patio and path areas flanked by a very attractive well planted cottage garden with a profusion of interesting perennial, herbaceous plants and rose bushes.

**Note:** The Title is unregistered and will need a first registration.

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

**Property construction:** Brick and tile

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Broadband services are available in the locality but not currently connected to the property.

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 F (currently being looked at)

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

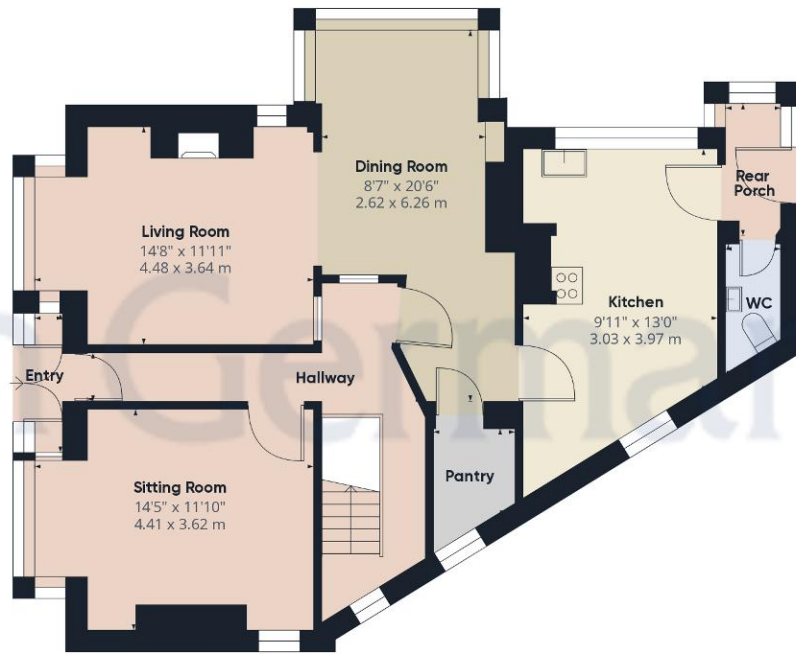
**Our Ref:** JGA/15052024

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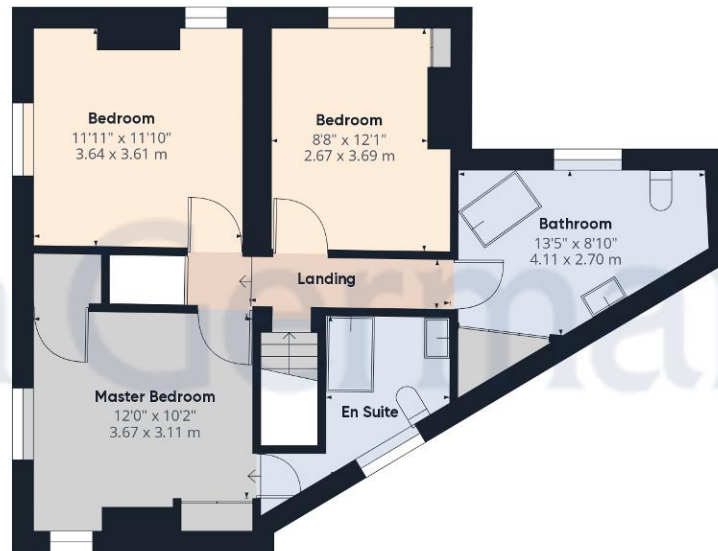


Ground Floor

Approximate total area<sup>(1)</sup>

1487.52 ft<sup>2</sup>

138.19 m<sup>2</sup>



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.

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### Agents' Notes

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	29 F	
1-20	G		



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