

# New Road

Uttoxeter, ST14 7DQ

John   
German





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Uttoxeter, ST14 7DQ

£280,000

Attractive and well maintained traditional semi detached home with extended and remodelled family sized accommodation set over three floors, occupying a pleasant position on this popular road.

For sale with no upward chain involved, internal inspection of this attractive and good sized home is highly advised whether moving up or down the property ladder. Offering generously sized accommodation set over three floors including a top floor en suite master bedroom and an extended kitchen to the ground floor, the property also benefits from a detached garage to the rear.

Situated on the service road set back from New Road, within close proximity of local amenities including Tynsel Park first school, the Tesco Express mini supermarket 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 lovely traditional arched storm porch with a quarry tiled floor has a uPVC part obscure double glazed entrance door opening to the welcoming hall with stairs rising to the first floor with storage below, a side facing window providing additional light and doors to the ground floor accommodation.

The spacious lounge and separate dining area extends to the full depth of the home providing space to furnish and plan the room as you wish. It has a wide walk in bay window to the front and a further walk in bay with a part glazed door to the rear giving direct access to the garden.

The extended kitchen has a range of base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the rear garden in addition to a front facing window, space for kitchen appliances, a wall mounted gas central heating boiler, a useful under stairs cupboard and a part glazed door to the garden.

To the first floor the landing has a side facing window providing natural light, stairs rising to the second floor and doors to two double bedrooms, the rear facing room having fitted wardrobes either side of the chimney breast. Additionally, there is a versatile small bedroom/study or playroom, depending on your requirements.

The fitted family bathroom has a white suite incorporating a panelled bath with an electric shower and glazed screen above, and complementary tiled splash backs.

The second floor landing has a side facing window and a door to the master bedroom which has dual aspect double glazed skylights providing an abundance of natural light, a handy pull out hanging space and access to the eaves. A door leads to the fitted en suite shower room having a modern suite incorporating a shower cubicle with a mixer shower over, tiled splash backs and a double glazed skylight to the front.

Outside - To the rear the south westerly facing garden has a wide paved patio providing a pleasant seating and entertaining area leading to the lawn which has well stocked borders containing a variety of plants. Double gates open to the shared vehicular access leading to a hardstanding and a detached garage that is presently partitioned to provide a small garage and a room suitable for a variety of uses including a play room, office or gym.

To the front is a block paved driveway providing ample off road parking for several vehicles with a small carport and a well stocked shrub border.



**what3words:** household.blushed.copy

**Note:** There are covenants pertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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:**

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

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

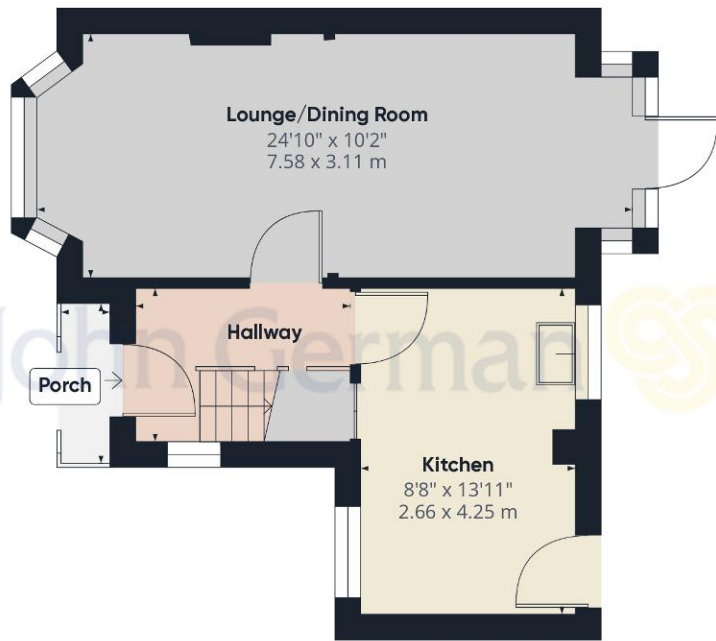
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

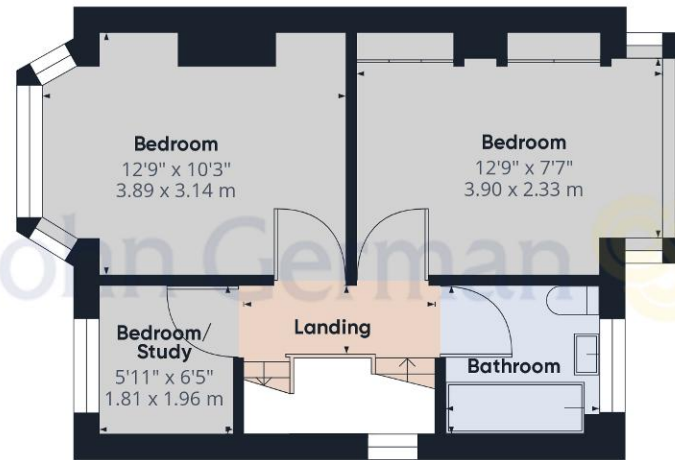
**Our Ref:** JGA/10062024

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Ground Floor Building 1



Floor 1 Building 1

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

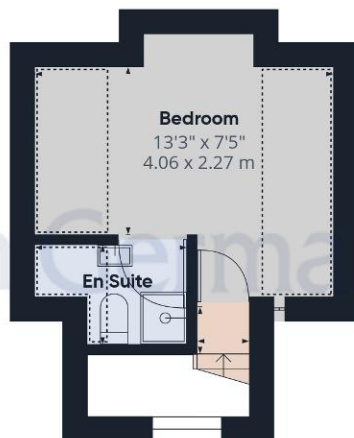
1205.56 ft<sup>2</sup>

112 m<sup>2</sup>

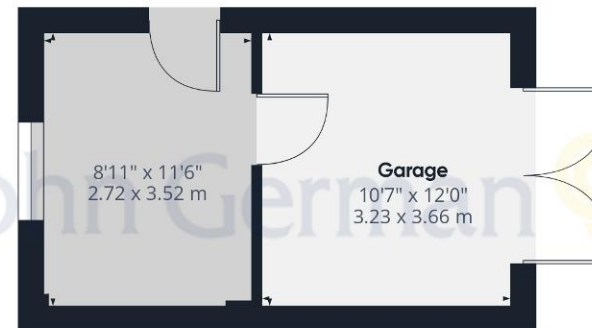
**Reduced headroom**

64.5 ft<sup>2</sup>

5.99 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(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.

**GIRAFFE360**



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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