

Stanley Crescent

Uttoxeter, ST14 7BB

John German





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£274,400

Beautifully presented and immaculately maintained, traditional semi detached home with extended ground floor accommodation occupying a pleasant plot on a sought after cul-de-sac.

Whether looking to move up or down the property ladder or for your first home, internal inspection of this hugely impressive home is strongly recommended to appreciate its room dimensions and layout, excellent condition throughout, delightful rear garden and its exact position.

Situated on a highly regarded cul-de-sac towards the edge of town but within easy reach of local amenities including a convenience shop and the Tesco express mini supermarket, plus a public house, the town centre and its wide range of amenities are not too far away.

A composite and part obscured double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with a side facing window providing natural light, stairs rising to the first floor with a useful understairs cupboard, and doors to the extended ground floor accommodation.

To the front is the generously sized lounge which has a focal chimney breast and a coal effect gas fire with a feature surround plus a wide bow window providing light.

The fitted kitchen provides space for a small breakfast table and chairs and has the benefit of a built-in pantry and a uPVC part obscured double glazed door to the side. There is a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with extractor hood over, built in double electric oven and an integrated fridge freezer.

The separate dining room provides ample space for both a dining suite and cabinets, opening up into the separate sitting area which has dual aspect windows including wide French doors giving direct access to the patio and lovely garden.

To the first floor, the landing has a side facing window, loft hatch and a fitted airing cupboard housing the hot water cylinder.

Doors lead to the three good size bedrooms, two of which can easily accommodate a double bed with the front facing master having a superb bank of fitted wardrobes and shelving units to one side, and the rear facing second bedroom also having fitted wardrobes.

Completing the accommodation is the fully tiled family bathroom which has a white suite incorporating a panelled bath with a mixer shower over, and the separate WC.

Outside to the rear, a paved patio provides a delightful seating and entertaining area leading to the good sized garden that is predominantly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, a further paved seating area and space for a summer house, all enclosed by a mixture of panelled fencing and established hedges.

To the front there is a slightly raised shale bed containing a variety of shrubs. Wrought iron double gates open to the tarmac drive extending to the side of the property providing off road parking and access to the detached single garage which has an up and over door, power and light, and a personal door to the garden.

Agents notes: We are advised by the vendor that there is spray foam insulation.

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

What3words: sprawls.fencing.rekindle

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

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: Fibre - 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 B

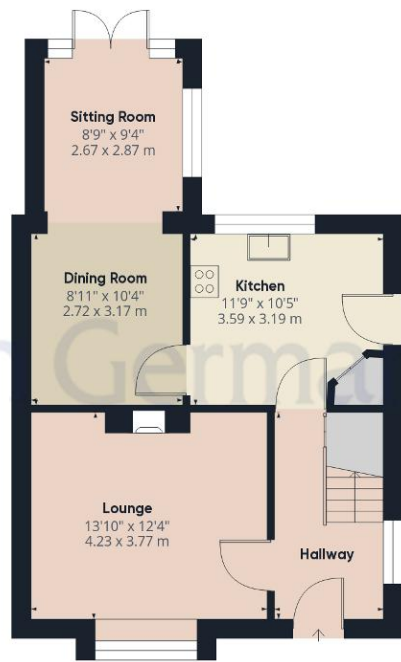
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22082024

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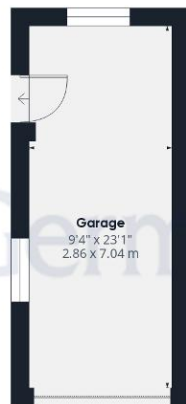




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1221.38 ft²

113.47 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.

Calculations are based on RICS IPMS 3C standard.

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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 and Messrs. John German nor any person employed has any authority to 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.

Referral Fees

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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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