

Pennycroft Road

Uttoxeter, ST14 7EP

John
German






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£260,000



Traditional semi detached home with substantially extended and well presented family sized accommodation occupying a pleasant plot and position within close proximity to local amenities.

Whether looking to move up or down the property ladder, viewing of this impressive family sized home is essential to appreciate its room dimensions and layout including a two storey rear extension providing an ideal balance between the ample ground floor living accommodation and the bedroom sizes.

Situated on a popular road within close proximity to local amenities including Tynsel Parkes first school, the 'five shops' found on Windsor Road and open spaces. The town centre and its wide range of facilities are also within easy reach.

Accommodation - An enclosed porch with a tiled floor provides space to take off those coats and shoes leading to the entrance hall having the same tiled floor, stairs rising to the first floor with useful cupboards below and doors to the extended living accommodation.

The comfortably sized lounge has a focal brick chimney breast with a log burner set on a slate effect tiled hearth plus a rear facing window. The heart of the home is the extended dining kitchen having a range of shaker style units with timber worktops and an inset sink unit set below the window overlooking the garden, a gas range stove with mosaic tiled splash backs plus an integrated dishwasher and fridge freezer. A timber and part glazed stable door opens to the excellent outside entertaining area which overlooks the garden.

The study has a front facing window which depending on your needs could be used as a playroom or snug. Leading off the kitchen is a side lobby area presently used as a play area having timber flooring and French doors opening to outside. A door leads to the downstairs WC which has a close coupled WC and a feature wash hand basin set on a plinth plus a door to the useful store room.

To the first floor the landing has a front facing window providing light, access to the loft via a fitted pull down ladder. Quality doors open to the three good sized bedrooms, the extended master to the rear has two banks of built in wardrobes and the benefit of a fitted en suite which has a modern three piece suite incorporating a corner shower cubicle with a mixer shower over. The second double bedroom has built in wardrobes to one side and the front facing third bedroom also has built in storage. Completing the accommodation is the fitted family bathroom having a modern white suite incorporating a panelled shower bath with a mixer tap and shower attachment plus a glazed screen above and dual aspect windows.

Outside - To the rear an all weather canopy provides an excellent outside entertaining space with a natural stone effect paved patio having timber dwarf walls and low level box hedges with a lawn beyond which has borders and an additional enclosed play area for kids or animals in addition to a further paved seating area. At the top of the garden, picket fencing leads to the outside bar and 'kitchen' plus sheds.

To the front is a wide block paved driveway providing off road parking for several vehicles.

what3words: stunner.furniture.emerge

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: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains 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 A

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

Our Ref: JGA/06122024





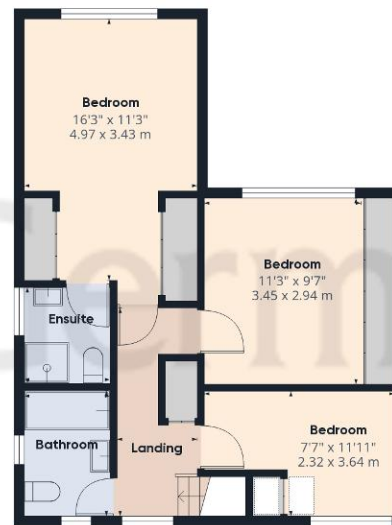


Ground Floor

Approximate total area⁽¹⁾

1275.86 ft²

118.53 m²



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.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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