

# Stafford Road

Uttoxeter, ST14 8DN

John   
German






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£525,000



Individually designed and built detached bungalow providing deceptively spacious, well presented and immaculately maintained accommodation, occupying a beautiful plot extending to approx. 0.41 of an acre in total.

Occupying a slightly elevated position on this well regarded and desirable road, viewing and consideration of this fabulous home is essential to appreciate its extended size and layout, excellent condition and presentation, and most notably the fabulous plot that in total extends to approx. 0.41 of an acre. Something a little special and suitable for anyone looking to downsize or families alike.

Situated towards the bottom of Stafford Road, providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgeries, train station, three tier school, system, modern leisure centre and the multi screen cinema.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall providing a pleasant introduction to the home with doors to the guest's WC and to the spacious, flexible accommodation.

To the right is the versatile front facing bedroom that is currently used as a sitting room, with a walk in cupboard that is presently utilised as a small office area.

To the left is the lovely triple aspect lounge that extends to the full depth of the bungalow having a focal coal effect gas fire with a feature stone surround and wide rear French doors with sidelights opening to the outside entertaining area.

The real hub of this home is the spacious open plan living dining room which provides ample space for both a dining suite and soft seating, with a focal exposed brick fireplace with a log burner set on a hearth. The room enjoys an abundance of natural light provided by its wide windows and French doors enjoying a pleasant outlook and direct access to the outside seating area.

The fitted kitchen has an extensive range of base and eye level units with work surfaces and an inset sink unit, fitted electric hob with an extractor over, built in double oven and space for both a dishwasher and fridge freezer. The tiled floor runs into the utility room which has fitted units and worktops, an inset sink unit set below a side facing window, space for appliances and a door to outside.

From the kitchen, a part double glazed door and side windows opens to the useful porch which is used on a more daily basis than the main hallway, providing space for shoes and boots plus access to the outside seating and parking.

An inner hall leads to the two spacious double bedrooms both having built in double wardrobes and the impressive fitted family bathroom that has a modern four piece suite incorporating both a panelled bath and a separate double shower cubicle, a tiled floor and side facing window.

Outside - To the front is a lovely established lawned garden with well stocked borders containing a large variety of shrubs and plants plus mature trees. It enjoys a good degree of privacy, blue slate shale beds and an enclosed areas has shrubs and a path to the front door.

To the side of the home is a hard landscaped area and space for a long shed.

Adjacent to the rear of the property is a lovely paved patio providing a delightful seating and entertaining area, positioned to take full advantage of the afternoon sun, with widely stocked beds and borders, a further seating area plus space for a summerhouse, shed and greenhouse. A picket gate leads to a paved and gravelled area that has a further picket gate opening to the good sized lawned garden, referred to as 'the paddock' by the current owners. It is enclosed to all sides by a mixture of established hedges and panelled fencing, shrub borders and fruit bearing trees, a pleasant seating area with borders and a low level box hedge feature. It currently accommodates a timber constructed pigeon Dovecote. A driveway leads to the gravelled hardstanding which provides parking for several vehicles. The total plot extends to approx. 0.4 of an acre.

**Please note:** The property is registered on two Titles.

**what3words:** cares.other.wis.e.fused

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private septic tank drainage.

**Heating:** Gas

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

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

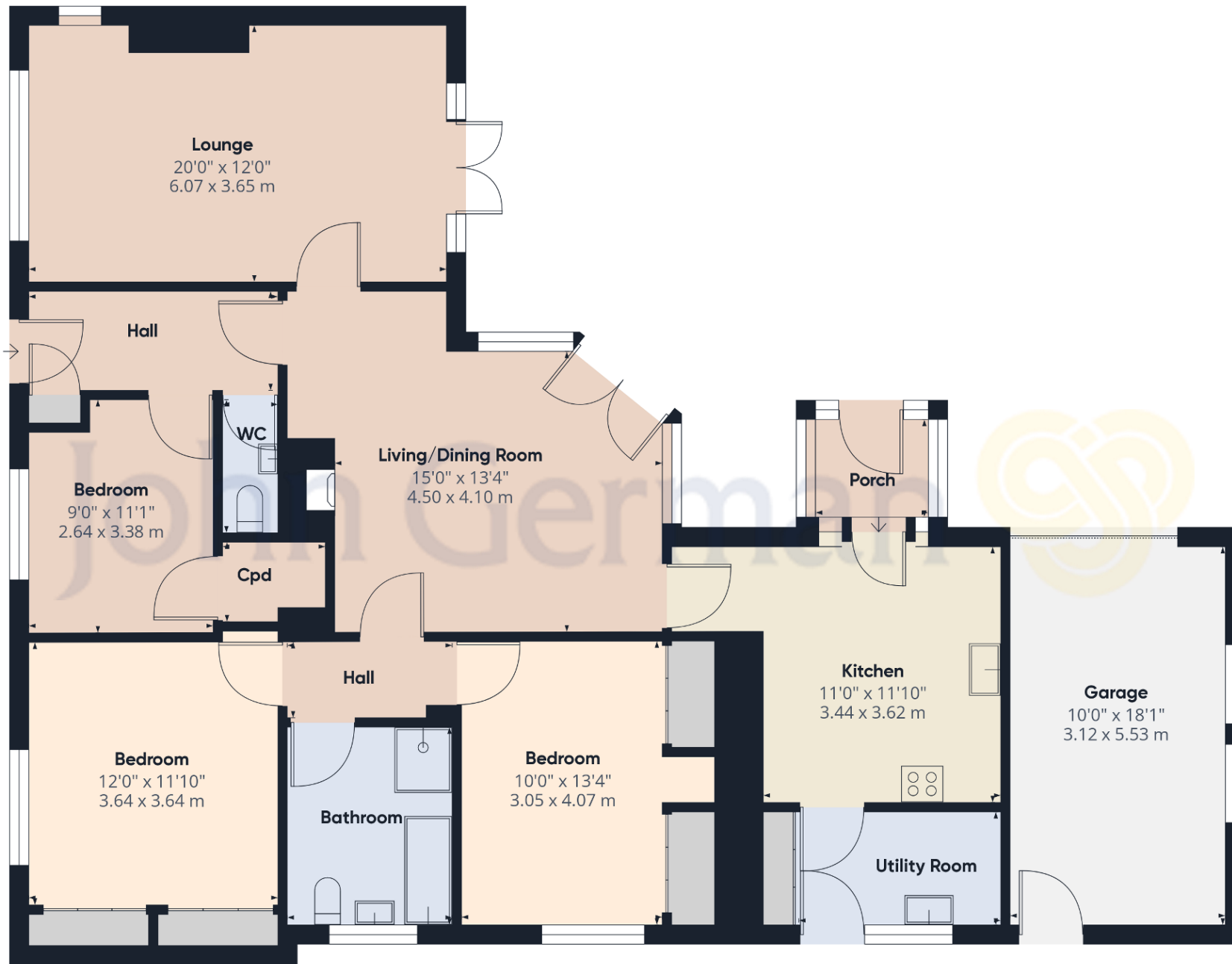
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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







Approximate total area<sup>(1)</sup>  
1537.52 ft<sup>2</sup>  
142.84 m<sup>2</sup>

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

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