

Stone Road

Field, Uttoxeter, ST14 8SG

John 
German





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Offers In Region Of

£395,000

Beautifully presented and much improved traditional semi detached cottage providing deceptively spacious accommodation backing onto fields, situated in a popular and convenient area between Uttoxeter and Stone.



Internal inspection and consideration of this extremely surprising and deceptively spacious semi detached cottage is imperative to appreciate the harmonious combination of its retained character with contemporary modern living standards. Beautifully renovated and modelled by the current owners to provide a delightful home suitable for a variety of potential buyers including those looking to move up or down the property ladder, families or executive couples.

The home backs onto open farmland to the rear with views over the surrounding countryside, located conveniently between the towns of Uttoxeter and Stone with their wide range of amenities.

A composite part obscured double glazed entrance door opens to the enclosed porch having a lovely tiled floor that flows through the majority of the accommodation, and doors leading to the living space and the feature fitted guest WC which has a contemporary two piece suite.

The entrance vestibule area has a side facing window providing light and stairs rising to the first floor, opening to the heart of this delightful home, the hugely impressive open plan living/dining kitchen which provides ample space for both dining and soft seating. Having an extensive range of base and eye level units including an island with worktops and an inset sink unit set below the side facing window, space for a focal range stove, an integrated dishwasher and wine fridge, plus space for a fridge freezer. A door leads to the laundry room which has plumbing for a washing machine and further appliance, plus providing storage.

Completing the ground floor space is the comfortably sized living room which has a focal chimney breast with a log burner set on a slabbed hearth. Immersed in natural light provided by the side facing window and wide French doors overlooking the garden and adjoining farmland.

To the first floor, the landing has a side facing window providing light, plus a built-in wardrobe/storage. Doors lead to the three good size bedrooms, all of which are able to accommodate a double bed with the rooms to the front and rear elevations enjoying lovely far reaching views over fields. The middle bedroom benefits from an en suite shower room, having a modern suite incorporating a double shower cubicle with a mixer shower over. Additionally, there is a versatile box room which can be used as a dressing room, office, or cot room depending on your needs.

Completing the accommodation is the superior half tiled family bathroom having a white suite incorporating a ball and claw bath with a period style mixer tap and shower attachment, plus a built in airing cupboard.

Outside to the rear, a paved patio leads to the enclosed southerly facing garden laid to lawn, enjoying a degree of privacy and fabulous views over the adjoining fields. There is space for sheds and gated access to the front.

To the front is a wide gravelled driveway providing off road parking for several vehicles, leading to the double garage which has electric roller doors, power points and light, and a personal door to the side. Within the garage, a sliding door opens to the WC.

What3words: harmlessly.amazed.enjoyable

Agents note: There are covenants appertaining 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).

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

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Shared septic tank with neighbouring properties

Heating: Oil

(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 C

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

Our Ref: JGA/07012025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

1642.91 ft²

152.63 m²

Reduced headroom

10.93 ft²

1.02 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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