

New Road

Uttoxeter, ST14 7DB

John German





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£475,000

Well maintained detached home providing extremely well proportioned and balanced family sized accommodation, occupying a pleasant corner plot on the well regarded road.



Originally built by Stan Clarke homes this extremely impressive family home has been extended to provide a generously sized and versatile home, offering a great balance between the ground floor living space and the five good sized bedrooms, and three bath/shower rooms. Occupying a pleasant corner plot comprising a good sized rear garden and ample parking to the front leading to the double garage.

Situated on the popular road within close proximity to local amenities including convenience shops (including the Tesco Express mini supermarket), public house, open spaces and Tynsel Parkes first school. The town centre with its wide range of facilities are also within easy reach.

Accommodation: A storm porch with a uPVC part obscured double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home, with stairs rising to the first floor and doors leading to the spacious ground floor accommodation, plus the fitted guest cloakroom/WC.

The generously sized lounge has a focal coal effect gas fire and a feature stone effect surround, plus uPVC double glazed French doors and side panels opening to the brick base and uPVC double glazed constructed conservatory which provided additional entertaining space overlooking the garden, with French doors opening to the patio.

The rear facing dining room is currently used as a further sitting room, overlooking the garden, with a door leading to the excellent fitted kitchen which has an extensive range of base and eye level units with fitted worktops and an inset sink unit set below one of the two dual aspect windows, space for a range stove with a glazed splashback and extractor hood over, an integrated dishwasher, space for a fridge freezer, useful understairs cupboard and a door returning to the hallway. To the side, approached via the kitchen is a front facing porch providing space for coats and boots and housing the gas central heating boiler, with a doorway to the utility room which has a range of units with fitted worksurfaces and an inset sink unit set below the side facing window, plumbing for a washing machine and additional appliance space, and a door to the rear garden.

Completing the ground floor space is the third reception room, positioned to the front of the home, making an ideal study, playroom or snug depending on your needs.

To the first floor the landing has doors leading to the five good sized bedrooms, all of which can accommodate a double bed, and the refitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above. The extremely spacious dual aspect master bedroom has windows to the front and rear, and the benefit of built-in wardrobes and a fully tiled ensuite bathroom which has a three piece suite incorporating a corner panelled spa bath. The generously sized second bedroom also has the benefit of a refitted ensuite shower room, having a modern white suite incorporating a corner shower cubicle with a mixer shower over and contrasting tiled walls.

Outside: To the rear a paved patio enjoys a degree of privacy, leading to the good sized garden laid predominantly to lawn, with borders, pond, space for a shed and gated access to the front. To the front is a garden laid to lawn enclosed to three sides and a wide block paved driveway which provides ample off road parking leading to the double garage, which has an electric up and over door, power and light and a personal door to the garden.

What3Words: ventures.enthused.group

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:** Driveway and 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 E

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

Our Ref: JGA29012025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2158.24 ft²
200.51 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.

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 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		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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