

# New Road

Uttoxeter, ST14 7DB

John German



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£465,000



Extremely handsome, traditional bay fronted home with extended ground floor accommodation, immaculately maintained and appointed throughout.

Occupying a pleasant enclosed plot on the popular road.

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Internal inspection and serious consideration of this truly magnificent home is essential to appreciate the harmonious combination of retained character and features, with modern luxury living style and specification. Remodelled and vastly improved by the current owners, both inside and out, the home is in true 'turnkey' condition.

Occupying an enclosed landscaped plot with a delightful entertaining space to the rear, enjoying a good degree of privacy. Situated on the well-regarded and sought-after road, within close proximity to local amenities including the Tesco Express mini supermarket, a public house, St. Marys first school and green spaces. The town centre with its wide range of facilities is also within easy reach, as is the A50 dual carriageway, linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A traditional arched storm porch with a herringbone quarry tiled floor, has an original timber door and leaded side lights opening to the welcoming reception hall, providing a lovely introduction to the home, which offers an immediate impression of the standard to come. Stairs rise to the first floor, having useful understairs cupboard, and doors open to the extended ground floor accommodation, plus the refitted guest WC, which has feature half tiled walls.

To the front is the comfortably sized, dual aspect lounge with an original parquet floor and a wide walk-in bay window providing an abundance of natural light, plus a focal living flame open fire with a feature surround.

The heart of this fabulous home is the hugely impressive open plan living, dining kitchen which extends to the full width of the ground floor space and has underfloor heating throughout. The beautifully appointed kitchen has an extensive range of base and eye level units with light granite worktops and a matching breakfast bar facing in from the garden room, an inset ceramic Belfast style sink, an integrated dishwasher, fitted induction hob with a pop up extractor, two built-in electric ovens, and an integrated fridge freezer. The living area has a focal contemporary log burner set on a slate hearth, with a window overlooking the outside entertaining area, and a part glazed stable style door to the side elevation. Tall glazed double doors open to the excellent garden room, making an ideal dining or sitting room depending on your preference, providing a lovely view of the garden, again with underfloor heating, and French doors opening to the outside entertaining area, plus additional light provided by two skylights and recess lighting.

Completing the ground floor space is the utility room, approached via the living area and formally part of the garage, having a range of units with worktops and space for appliances, plus a door to the reduced garage.

The pleasant first floor landing has a side facing window providing natural light, a loft hatch, and doors to the three bedrooms, two of which have dual aspect windows and can easily accommodate a double bed and furniture. The front facing double bedroom has a walk-in bay window and is currently used as a dressing room.

Completing the accommodation is the luxury refitted, fully tiled family bathroom with underfloor heating and having a modern suite incorporating his and hers wash hand basins, a freestanding slipper bath with a standalone tap, and a separate double shower cubicle, with a mixer shower and drench head above.

Outside, the home sits centrally in an enclosed established plot, enjoying a good degree of privacy. To the rear, linking the outdoor to the accommodation, is the wonderful, tiled patio providing an ideal alfresco dining area, with additional space for soft seating, also having an outside BBQ and preparation area, with feature timber panelling and a raised border. The garden is predominantly laid to lawn, with a sweeping gravelled path, space for a greenhouse, raised vegetable beds, and a summerhouse.

To the front is a further garden, mainly laid to lawn. Electronically operated timber double gates provide privacy and security, leading to the gravelled driveway providing off road parking for numerous vehicles and access to the slightly shortened garage, which has power and light.

**What3words:** curve.quicksand.dreams

**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:** Traditional

**Parking:** Driveway & reduced garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas & underfloor heating

(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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/10072025

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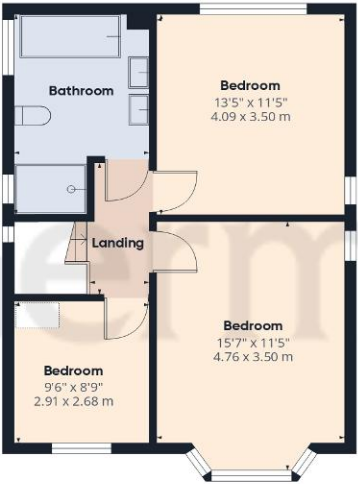








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1479 ft<sup>2</sup>  
137.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





### Agents' Notes

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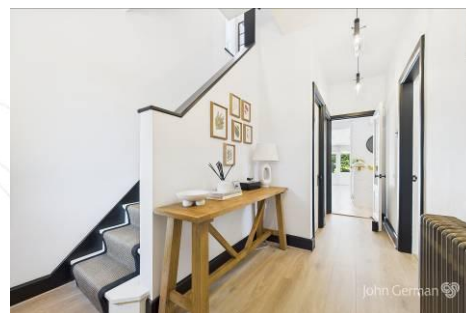
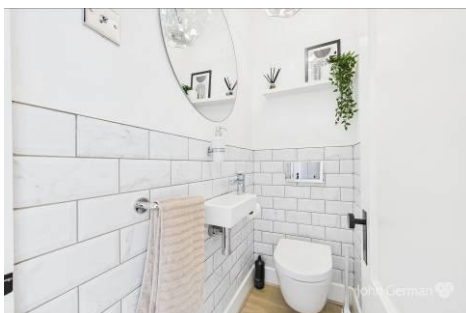
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