

New Road

Uttoxeter, ST14 7DB

John  
German



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£359,995

Extremely handsome traditional semi-detached home providing well-proportioned accommodation retaining a wealth of character and charm, occupying a good-sized plot on the well-regarded road within walking distance to local amenities and the town centre.



Brimming with character and period features, harmoniously combined with some contemporary twists, viewing and consideration of this delightful Edwardian home is absolutely essential to appreciate its room dimensions and layout, which includes an extremely impressive living/dining kitchen, and its surprising rear garden providing ample outside entertaining space. Ideal whether looking to move either up or down the property ladder.

Situated on the well-regarded road within easy walking distance to local amenities including St Marys First School, Tesco Express mini-supermarket and a public house. The town centre is also in easy reach, with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, train station, modern leisure centre and multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

#### Accommodation

The welcoming hall provides a lovely introduction to the home and a feeling of the character throughout, with stairs rising to the first floor with an understairs cupboard, and doors to the spacious ground floor accommodation and the downstairs WC.

The comfortably sized lounge has a focal stone fireplace and hearth with an inset log burner, and a large window allowing the natural light to flood in. The real hub of the home is the open plan living/dining kitchen, having an extensive range of units and shelving plus a matching island incorporating a breakfast bar, with quality worktops and an inset sink unit set below the rear facing window, a focal chimney breast with space for a gas range stove, an integrated dishwasher and a wine fridge. In the dining area, which could be used for soft seating if preferred, it has a log burner with a ceramic tiled surround and wide uPVC double glazed French doors opening to the outside entertaining space.

A rear hall has a uPVC part double glazed door to the rear and a quarry tiled floor running into the pantry.

To the first floor, the landing has a side facing window providing natural light and a walk-in linen cupboard. Doors open to the three good-sized bedrooms, all of which can accommodate a double bed with two having fitted wardrobes, and the fitted family bathroom which has a white modern four-piece suite incorporating a panelled bath with a mixer shower and glazed screen above, plus complimentary tiled walls.

#### Outside

To the rear is a paved patio and timber decking with a glazed balustrade which provides a lovely seating and entertaining area, with access to the laundry room and steps to the good sized enclosed garden with a multitude of features, including a lawn with well stocked beds and borders containing a variety of shrubs, plants and rose bushes, vegetable beds, a pond with a picket fence surround, a useful brick built shed and wood store, space for a greenhouse and a useful outbuilding/workshop (previously the detached garage). There is a further paved seating area at the bottom of the garden and a splendid summerhouse which has power, ideal for relaxing in the evening.

To the front is a low maintenance gravelled garden with borders, enclosed by wrought iron fencing and a pedestrian gate. A tarmac driveway extends to the side of the property providing off road parking, with timber gates opening to the rear, providing potential to reinstate the access to the garage.

**What3words:** ///mega.drumbeat.period

**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

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains **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 C

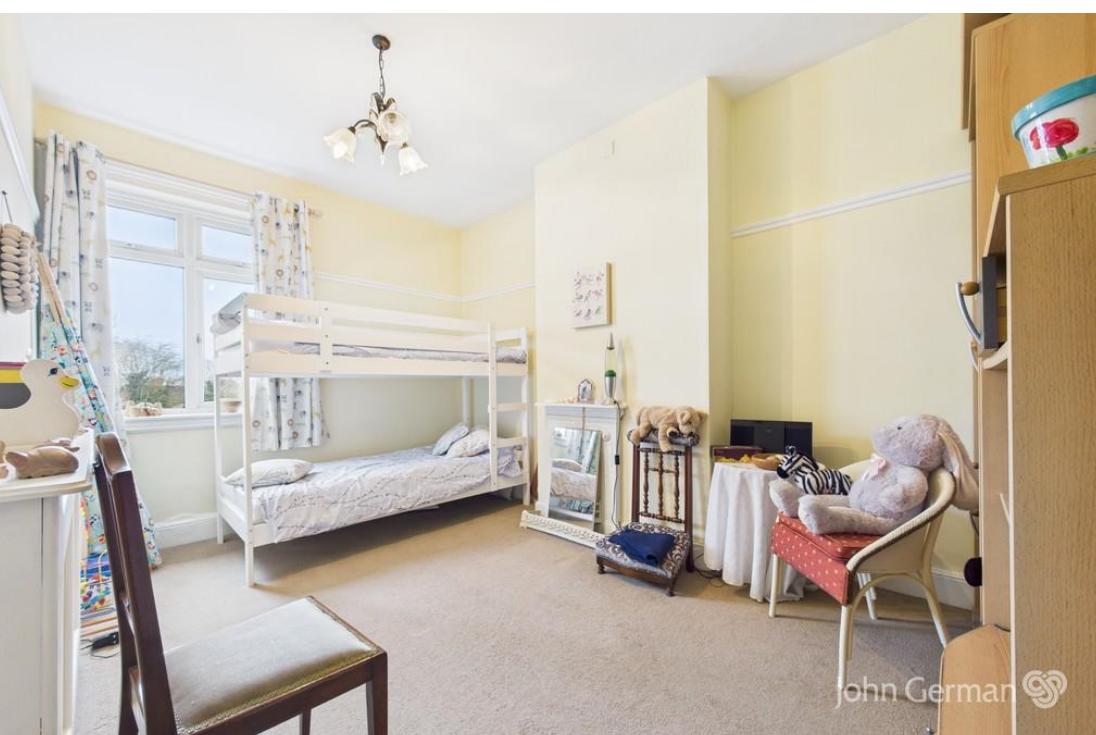
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/16012026

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**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2



**Ground Floor** Building 3

**Approximate total area<sup>(1)</sup>**

1829 ft<sup>2</sup>

169.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



#### 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.

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