

# New Road

Uttoxeter, ST14 7DB

John German



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£385,000

Extremely Attractive Detached Home with  
Beautifully Presented & Appointed  
Accommodation Retaining a Wealth of Character  
& Features, Situated on the Well-Regarded Road  
within Close Proximity of Local Amenities and Easy  
Reach of the Town Centre.

Immersed in retained character, charm and features including high ceilings, deep skirting boards, chimney breasts, original doors, replacement sash windows (majority), and a Minton tiled floor in the hall, viewing and consideration of this delightful home is essential to appreciate the deceptively spacious and sympathetically extended accommodation. Suitable whether looking up or down the property ladder, benefitting from a pleasant rear garden and useful outbuildings. Another feature is the log burner and back boiler which when roaring, overrides the gas central heating boiler and therefore reduces energy costs.

Situated on the well-respected and popular road within walking distance to local amenities including Tynsell Parkes first School, open spaces and the Tesco Express mini-supermarket. The town centre is within reach with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**Accommodation:** A part glazed entrance door opens to the lovely hallway which provides a welcoming introduction to the home, having a refurbished original Minton tiled floor and stairs rising to the first floor, plus original doors leading to the extended ground floor accommodation.

To the front of the home is the generously sized dining room which has a focal chimney breast with fitted shelving either side plus a cupboard, oak flooring and two uPVC double glazed sash windows provides ample natural light.

The spacious living room extends to the full width of the home having dual aspect windows, and a focal chimney breast with a feature cast log burner and back boiler set on a brick hearth plus log storage.

The hugely impressive kitchen provides space for a dining table and chairs if desired, with a extensive range of Shaker style units and fitted timber worktops, an inset ceramic sink unit set below the window overlooking the rear garden, space for a gas range stove with an extractor hood over, and fully integrated appliances including a dishwasher, washing machine, tumble dryer and fridge/freezer. The lovely ceramic tiled floor reflects the additional natural light provided by the wide uPVC double glazed French doors opening to the patio and garden.

To the first floor the landing has a front facing window providing light and a fitted cupboard housing the gas central heating boiler, and a fitted pull-down ladder leading to the useful loft space which provides potential to be converted (subject to obtaining the necessary consents). Original doors open to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture, with bedroom three having a focal exposed brick chimney breast and a walk-in wardrobe. The lovely rear facing master enjoys a far-reaching outlook and benefits from a superior ensuite shower room having a white suite incorporating a corner cubicle mixer shower over, plus an exposed wall feature.

Completing the accommodation is the fabulous family bathroom, which has a period style four piece suite incorporating both a roll top ball & claw bath and a separate large double shower cubicle, feature half height wooden panelling on the walls and a side facing window.

**Outside:** To the rear the enclosed garden has a natural stone paved patio providing a pleasant seating and entertaining area leading to the lawn which has borders, space for an additional seating area, and gated access to the front. At the bottom of the garden there is a useful 'secluded' hardstanding which has a useful outbuilding making an ideal home office, gym or summerhouse with adjoining open storage, and a further detached timber-built workshop/shed.

To the front a block paved double width driveway provides off road parking.

W3W – skippers.intelligible.eclipses

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

**Heating:** Mains 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 D

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

**Our Ref:** JGA25022026







**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**  
1437 ft<sup>2</sup>  
133.6 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.

**GIRAFFE360**



### Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



### John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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