

# Alexandra Crescent

Uttoxeter, ST14 7LQ

John   
German





# Alexandra Crescent

Uttoxeter, ST14 7LQ

£339,995

Attractive Traditional Home Providing Well-Proportioned Family Sized Accommodation, in Need of Some Improvement in Places, Situated on the Popular Road on the Edge of the Town Centre within a Short Walk to its Wide Range of Amenities.

For Sale with No Upwards Chain Involved, viewing and consideration of this substantial family sized home is highly recommended to appreciate its room dimensions and the wonderful balance between the ground floor living space and first floor bedroom sizes, combined with the opportunity to move in and then make the house your own home. Occupying a pleasant enclosed position and plot on the popular road, with off road parking.

Situated on the edge of the town centre within only a short walk to 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: The welcoming hallway provides a pleasant introduction to the home where stairs rise to the first floor, and doors lead to the spacious ground floor accommodation and the fitted downstairs wc. The front facing sitting room has a deep walk-in bay window with a fitted window seat allowing the natural light to flood in, enhanced by the additional side facing window. The focal point of the room is the central chimney breast which has an open fire with a feature surround and a tiled hearth. The separate well-proportioned living room is positioned to the rear of the home, also having a focal chimney breast with a coal effect gas fire and feature surround, an original dresser unit in one of the recesses and French doors opening to the side of the property.

The fitted kitchen has doors to both the living room and hallway. Having an extensive range of base and eye level units with fitted worksurfaces and an inset sink unit, a fitted gas hob with a contemporary extractor hood over, built-in double electric oven, and integrated appliances including a dishwasher, fridge and freezer. A wide opening leads into the good sized conservatory, currently utilised as a dining room, overlooking the rear garden with uPVC double glazed French doors leading to the decking, power points and heating, and a breakfast bar matching the kitchen worktops.

Completing the ground floor space is the utility room, which has a fitted worktop to one side with an inset sink unit, space for white goods and a side facing window.

To the first floor the pleasant landing has access to the loft via a fitted pull-down ladder, and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture. The front facing master has a focal original cast fireplace and a built wardrobe in the chimney breast recess, and the benefit of a fitted ensuite shower room which as a modern white suite incorporating a corner cubicle with a mixer shower over. Finally, there is the fitted family bathroom, having a white suite with complimentary tiled splashbacks, incorporating a panelled shower bath with an electric shower and glazed screen over.

Outside: To the rear the garden is predominantly decked with gravelled edging and well stocked borders containing a variety of shrubs and plants, providing a lovely seating and relaxing area. To the side there is a paved patio with brick edging providing a further external entertaining space, with gated access to the front.

At the front of the home is an enclosed block paved garden with gravelled beds containing a variety of shrubs and plants. A block paved driveway provides off road parking.

W3W – bucket.landmark.available

**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 C

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

**Our Ref:** JGA02032026



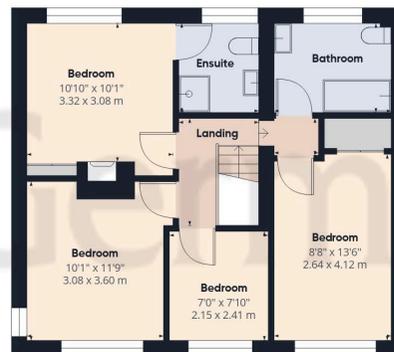




Ground Floor

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

1390 ft<sup>2</sup>  
129.3 m<sup>2</sup>



Floor 1



(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

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.

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

AWAITING EPC MEDIA

John German



### 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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



