

Heathfield Road

Uttoxeter, ST14 7JN

John German





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£475,000

Handsome, traditional detached home with substantially and sympathetically accommodation set over three floors providing a high specification, family sized home situated on the very edge of the town centre backing onto allotments.



A truly special property which must be viewed to appreciate its deceptively spacious family sized accommodation that includes a magnificent open plan living dining kitchen to the rear with bi-fold doors and appliances, five bedrooms and four bath/shower rooms, only completed in 2019 to an extremely high standard. The property should be given serious consideration.

The property is situated on the very edge of the town centre, within easy walking distance to amenities including schools, supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre. The A50 dual carriageway is also easily accessed, linking the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

Accommodation

A replacement composite door leads to the welcoming and impressive hall that has stairs rising to the first floor with built-in storage below, a front facing window and doors leading to the well-proportioned ground floor accommodation.

To the front of the property is the pleasant living room that has a deep walk-in bay window providing natural light and a fabulous focal chimney breast which has a cast log burner set on a slabbed hearth.

The real heart of this home is the large open plan living dining kitchen where the soft seating area has a focal chimney breast and leads to the magnificent dining kitchen area, immersed in natural light provided by bi-folding doors opening to the rear garden and four double glazed skylights, there is a range of base level units and an island with work surfaces, inset sink units, larder cupboard, space for a gas Range stove with extractor above and integrated appliances including a fridge, freezer, dishwasher and wine cooler.

The separate utility room has fitted work surfaces and base level units, plus space for appliances, a door to the side elevation and a further door to the modern fitted downstairs WC which has a white two-piece suite and a useful under stairs cupboard.

To the first floor, the pleasant landing area has stairs rising to the second floor, with a cupboard below and doors leading to three double bedrooms, plus the superior family bathroom which has feature tiled walls and a contemporary three piece suite

incorporating a panelled shower/bath with a fitted glazed screen, and a focal display fireplace. The front facing master bedroom has built-in wardrobes either side of the chimney breast and the benefit of a fitted en-suite shower room which has a white contemporary three piece suite incorporating a large double shower cubicle. The second bedroom at the rear benefits from a separate dressing area and an en-suite shower room, also having a white three piece suite with tiled splashbacks.

To the second floor, the landing area has a rear facing double glazed skylight and provides an ideal study area, with doors leading to two further bedrooms. The irregularly shaped rear facing bedroom is a teenager's paradise, having a fitted en-suite shower room with feature tiling.

Outside to the rear, an Indian stone patio leads to the enclosed garden that enjoys a degree of privacy which backs onto allotments having gravelled edging and an artificial lawn with well stockers borders, a variety of shrubs and plants, and containing a shed.

To the front, is a tarmac drive with brick edging providing off-road parking for two vehicles.

Please note the energy performance certificate was conducted before the property was extended and enhanced.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/18122020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C





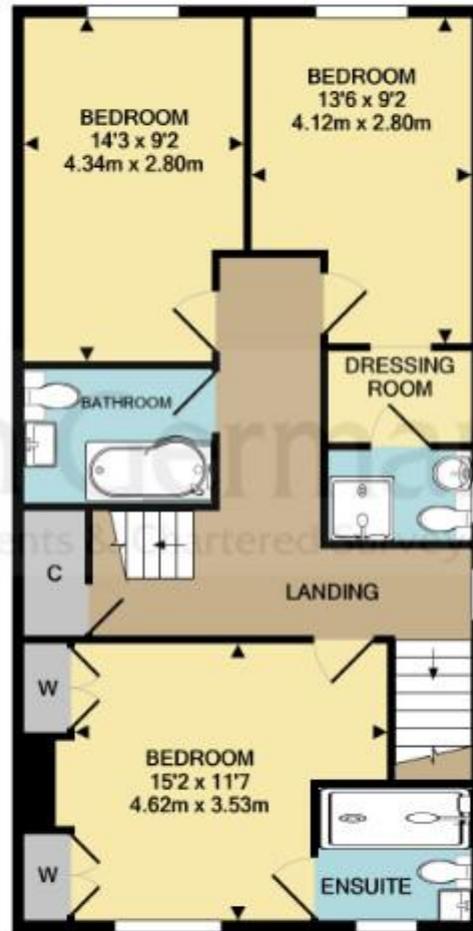




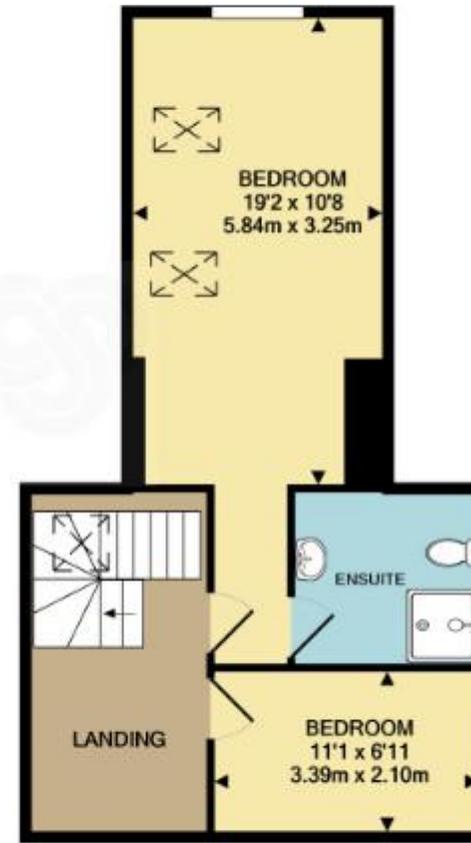




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	55 D	
39-54	E		
21-38	F		
1-20	G		



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