

Fairfield Road

Uttoxeter, ST14 7JY

John 
German





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£310,000

Extremely handsome traditional detached home with well presented and maintained accommodation retaining a wealth of character and features, situated on a popular road on the edge of the town centre.

Whether looking for your first home or move either way on the property ladder, internal inspection and consideration of this delightful character home is essential to appreciate its room dimensions and layout, condition and its exact position.

Situated within a 'stones throw' of the local first school and Windsor Park middle school, on the edge of the town centre and its wide range of amenities which include several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctors, modern leisure centre and the multi screen cinema.

Accommodation - A uPVC part obscure double glazed door opens to the enclosed porch which has a red and black quarry tiled floor that flows into the delightful hall providing a lovely main introduction to the home which has stairs rising to the first floor with an under stairs cupboard and doors leading to the spacious ground floor accommodation.

The generously sized lounge has a deep walk-in bay window to the front and a focal central chimney breast with a brick hearth plus a built in cupboard in the recess.

The separate dining room is positioned to the rear of the home also having a focal exposed brick fireplace and a window providing natural light. The dining room opens to the good sized kitchen that has a range of base and eye level units with fitted work surfaces and inset sink unit, fitted gas hob with an extractor hood over, built in electric oven and an integrated fridge freezer. There is a tiled floor and two windows overlook the side elevation.

The utility room has a fitted worksurface to one side with an inset sink unit, space for appliances plus the wall mounted combination central heating boiler. A door gives access to the rear garden and an internal door leads to the cloakroom/WC which has a white two piece suite and the same tiled floor as the utility.

Completing the ground floor space is the uPVC double glazed constructed conservatory accessed via a uPVC double glazed door in the dining room, providing further living space enjoying an outlook over the enclosed garden, having a radiator and French doors opening to the patio.

To the first floor the landing has dual aspect windows providing natural light, access to the loft via a fitted pull down ladder and doors to the three bedrooms, two of which can easily accommodate a double bed with the spacious front facing master having a feature original fireplace and ceramic tiled hearth, the rear facing second bedroom has fitted wardrobes.

Completing the accommodation is the impressive fitted shower room which has a modern white suite incorporating a corner double shower cubicle with a mixer shower over and complementary tiled splash backs.

Outside - To the rear there is an enclosed paved patio providing a pleasant seating area enjoying the afternoon sun with gated access to the front elevation. Positioned to the side of the home is a lovely garden which is mainly laid to lawn with well stocked borders containing a variety of shrubs and plants and an excellent paved patio adjacent to the conservatory providing a delightful seating and entertaining area. Gated access leads to the front.

To the front is a well stocked border and a wide block paved driveway providing off road parking.

what3words: tortoises.sleeps.winning

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

Property construction: Traditional **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

Our Ref: JGA/04032024







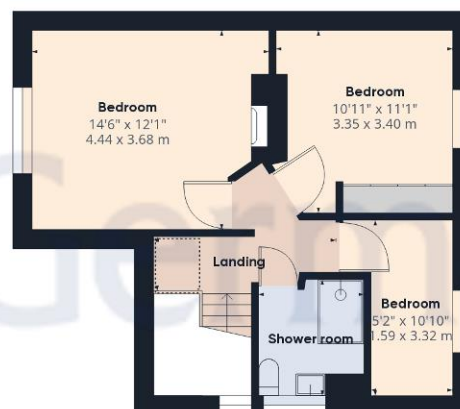
Ground Floor

Approximate total area⁽¹⁾

1160.48 ft²
107.81 m²

Reduced headroom

9.72 ft²
0.9 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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