

# Stafford Road

Uttoxeter, ST14 8DW

John   
German









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£395,000

Extremely attractive traditional bay fronted home with substantially extended and balanced family sized accommodation, situated on the well regarded road in close proximity to the town centre and amenities.





Internal inspection and consideration of this well proportioned and tastefully presented family sized home is essential to appreciate its extended layout providing ample ground floor living space, combined with its four first floor bedrooms. Occupying a pleasant plot with off road parking and a garage to the rear accessed from Back Westlands Road.

Situated on the well regarded road providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi screen cinema and the modern leisure centre.

Accommodation: uPVC double glazed double doors with side lights open to the enclosed porch where original timber and part leaded stained glazed doors open to the welcoming hall which has stairs rising to the first floor and doors to the spacious and versatile ground floor accommodation.

The well proportioned lounge has a wide walk in bay window to the front and a focal chimney breast with a display fireplace and brick hearth. Folding doors lead to the semi open plan L-shape dining kitchen, having an extensive range of units with work surfaces and inset ceramic sink set below the rear facing windows, space for a gas range stove with an extractor hood over plus integrated appliances including a dishwasher, fridge freezer and wine fridge. uPVC double glazed French doors in the dining area lead to the brick based and uPVC double glazed constructed garden room, which provides additional living space having power and light, plus French doors opening to the rear patio.

An inner lobby has doors leading to the fitted utility room which has base and eye level units, fitted work surface and space for appliances, and the rear hall which gives access to the outside and the downstairs WC which has a white two piece suite and a feature mosaic tiled wall.

Completing the ground floor accommodation is the additional separate reception room, an ideal family room, which is currently utilised as a further double bedroom.

To the first floor the landing has original doors leading to the four bedrooms, three of which can easily accommodate a double bed and furniture, and the fitted family bathroom which has a white suite incorporating a panelled shower bath with a mixer shower and glazed screen above plus complementary tiled splashbacks and half tiled walls. The spacious master has the benefit of a fully tiled en suite shower room having a white suite and a feature mosaic tiled floor.

Outside: To the rear a wide paved patio extends to the width of the plot, providing a pleasant seating and entertaining area with steps to the enclosed garden laid to lawn with barked borders.

A picket gate leads to the double width tarmac driveway providing off road parking giving access to the detached garage that has timber double doors and power.

To the front is a delightful garden laid mainly to lawn enclosed by established hedges, and a paved patio with brick edging providing a lovely seating and dining area.

What3Words: painters.overlaid.writing

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

**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:** TBC 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 E

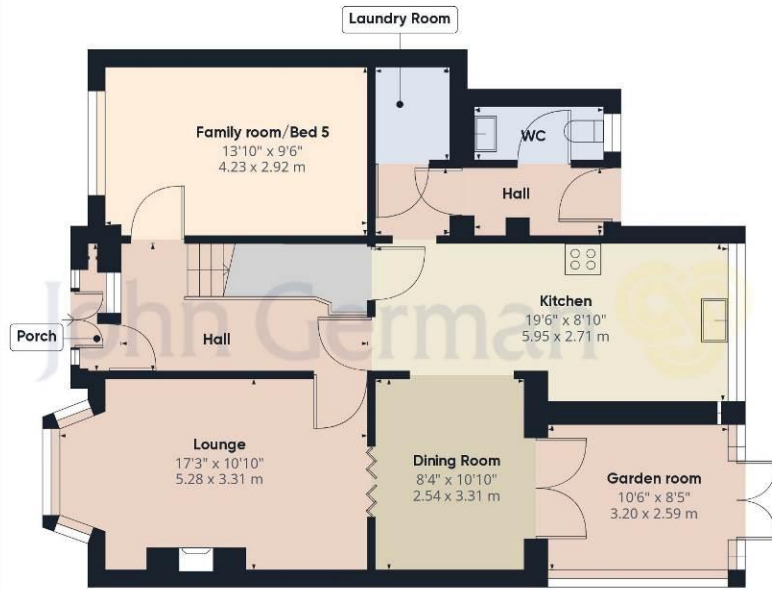
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02042024









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1621.64 ft<sup>2</sup>

150.65 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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