

Weaver Road

Uttoxeter, ST14 7BE

John 
German





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£310,000

Extremely attractive traditional bay fronted detached home with well maintained and tastefully presented accommodation, occupying a good-sized plot on a highly desirable cul-de-sac.



Whether looking to move up or down the property ladder, or for your first home, viewing of this delightful traditional home is essential to appreciate its retained charm and features, combined with modern living, its sizeable enclosed rear garden and its exact cul-de-sac location. Situated towards the outskirts of the town but within close proximity to local amenities such as convenience shops (including the Tesco Express mini supermarket), open spaces and a public house. The town centre and its wide range of amenities are within easy reach and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A traditional arch storm porch with a composite and part obscured double glazed entrance door with side lights opens to the welcoming hall providing a lovely introduction to the home with a side facing window providing additional light, a traditional staircase rising to the first floor with a useful understairs cupboard below, a feature parquet floor and original doors to the remodelled ground floor accommodation. To the front, there is the comfortably sized lounge having a wide walk in bay window and a focal inset log burner set on a hearth. The open plan dining kitchen extends to the full width of the home having an open fireplace with a tiled surround in the dining area, plus wide French doors opening to the rear garden. In the kitchen there is a range of base and eye level units with fitted work surfaces and an inset sink unit set below the side facing window, fitted gas hob with extractor hood over, built in ovens, an integrated dishwasher and an integrated fridge. A recess has access to the built in pantry, and a part double glazed door leads into the rear porch which has folding doors to the laundry cupboard and the downstairs WC, plus a door providing access to the patio and garden.

To the first floor, the pleasant landing has a side facing window providing light, access to the loft and doors leading to the three bedrooms, two of which can easily accommodate a double bed and furniture. Completing the accommodation is the impressive, fitted family bathroom which has a modern four piece suite incorporating both a panelled bath and a separate corner shower cubicle with a mixer shower over, plus feature tiled splashbacks, dual aspect windows and an airing cupboard.

Outside to the rear, a paved and gravelled patio leads to the westerly facing garden which is predominantly laid out lawn with well stocked shrub borders, multiple fruit trees including apple, pear and cherry plus a greenhouse. There is a barked playing area at the top with space for a shed and raised beds. To the front is a wide tarmac driveway with brick edging and a shrub bed providing off road parking for several vehicles.

Please note, the property has previously had planning permission for a two-storey rear extension but this expired in 2017.

What3words: dragons.shutting.buggy

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: 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

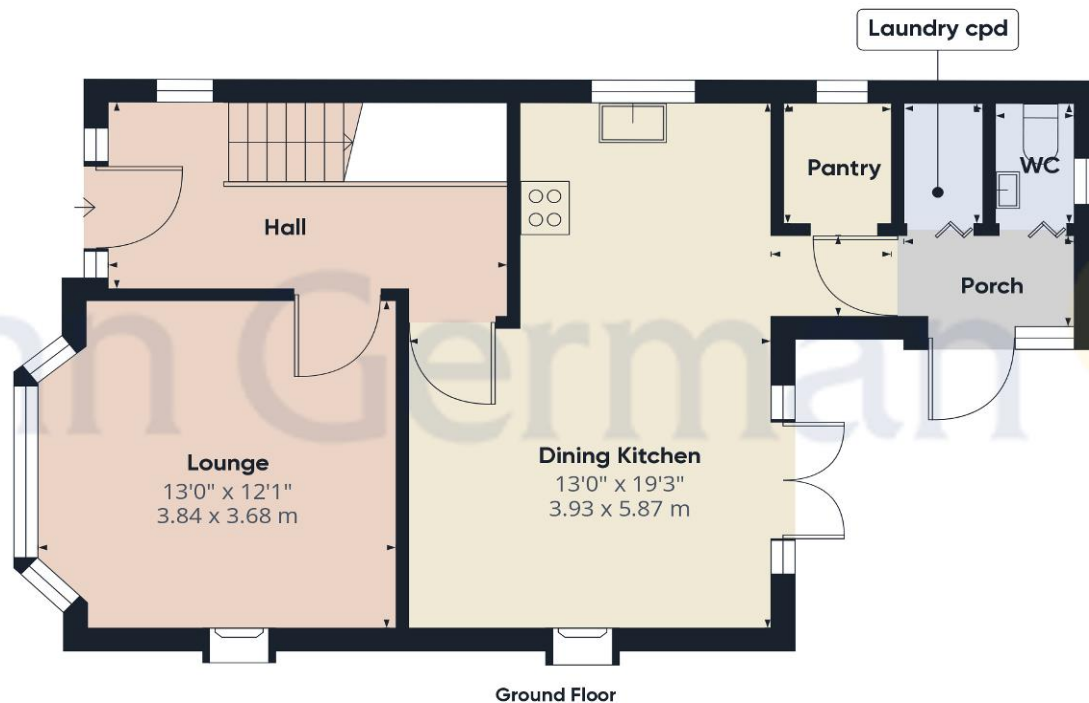
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/24072024



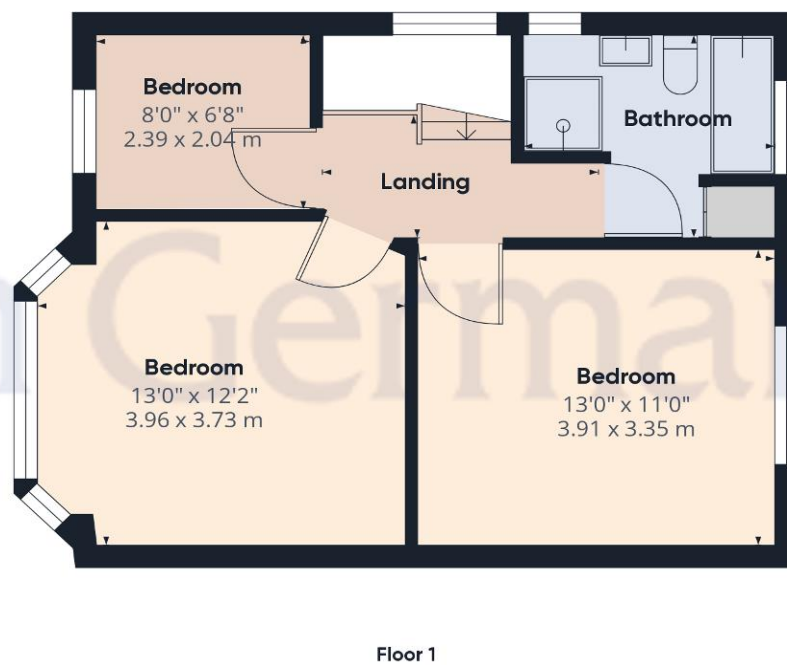




Approximate total area⁽¹⁾

995.45 ft²

92.48 m²



(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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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