

Stanway Close

Uttoxeter, ST14 8UZ

John German



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£650,000

High end modern home built on extravagant lines with a flexible layout, perfect for large families and for anyone who likes to entertain. Beautiful light filled home designed to impress with statement design features throughout, set on an excellent plot featuring a lovely private rear garden.

Stanway Close sits in a convenient location just a 20 minute walk from the charming market town of Uttoxeter which offers a superb selection of shops, leisure and health care facilities, boasting excellent transportation links via the A50 and its connections to the M1 and M6. Additionally, a local railway station is nearby, as well as the renowned racecourse. Local schooling includes a selection of both independent and state schools for all ages.

Entrance into the property is via an impressive double height entry with a quarter turn staircase rising to the first floor galleried landing, complementary tiled flooring throughout, traditional column style radiator, built-in understairs cloaks cupboard and doors leading off to the ground floor living spaces.

The ground floor guest WC is an excellent size having been fitted with an opulent period style suite featuring a fun high flush WC, pedestal wash hand basin, matching splashback and tiled floor and a traditional column style central heating radiator.

The elegant main living room has lovely views over the rear garden with French doors opening out onto the rear patio and a feature fireplace forming the focal point of the room. Double doors open through into the dining room which has a large bay window overlooking the front elevation.

Moving back through the property to the study which has a lovely oak floor and enjoys views over the garden and to the second sitting room which forms the fourth reception room this has double doors that open the space up into the dining kitchen as well as French doors leading out onto the rear garden

The kitchen has dual aspect views to both rear and side elevations with a spacious dining area that leads on to the kitchen which is fitted with a range of matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces and an inset one and a half bowl stainless steel sink and drainer. Integrated appliances include fridge, freezer, dishwasher and a six ring Rangemaster cooker with matching extractor hood. Complementary tiled flooring throughout.

The utility room is a really practical size with an entrance door to the garden and a courtesy door into the garage. Fitted with matching base storage cupboards with drop edge preparation work surfaces, stainless steel sink and drainer and mixer tap, plumbing and space for freestanding undercounter white goods.

On the first floor the galleried landing features two double glazed Velux skylights, access into loft space via a hatch, built-in airing and linen cupboard. Doors lead off to the first floor accommodation.

The palatial master bedroom has a lovely view of the rear garden and has a walk-in dressing room with fitted wardrobes and a window to the front. The en-suite featuring a three-piece shower room suite comprising concealed flush WC, vanity wash hand basin with waterfall mixer tap and storage beneath, walk-in double shower cubicle, complementary tiling to splashbacks and glass screen plus a chrome heated towel radiator.

The second principle bedroom is a very similar size but you enter past the built-in wardrobes and the en-suite shower room comprising low flush WC, vanity wash hand basin with waterfall mixer tap and storage beneath, shower cubicle, complementary tiling to splashback areas and chrome heated towel radiator. The bedroom eventually opens into a large room with wood floor and two lovely dormer windows overlooking the front of the property.

Bedrooms three and four are double rooms overlooking the rear garden, bedroom three also has a walk-in dressing room.

The family bathroom completes the internal accommodation and is fitted with a full four piece suite, comprising of low flush WC, vanity wash hand basin with waterfall mixer tap and storage beneath, tiled splashback, freestanding bath unit with showerhead attachment, shower cubicle with complementary tiling, and a chrome heated towel radiator.

The double garage is fitted with two up and over electric doors, window to the side elevation, internal door to the utility room and houses the newly installed Worcester Bosch gas boiler (2022).

Outside to the front of the property is an extensive block paved driveway providing off road parking for several vehicles. There is gated entry that leads around the side and rear the property. The landscaped rear garden incorporates a large paved patio area that leads onto a large lawned area, featuring boundary hedging which provides a high degree of privacy to the property. The garden enjoys a sunny south westerly aspect and is not overlooked.

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: 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 G

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

Our Ref: JGA/30042025

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.

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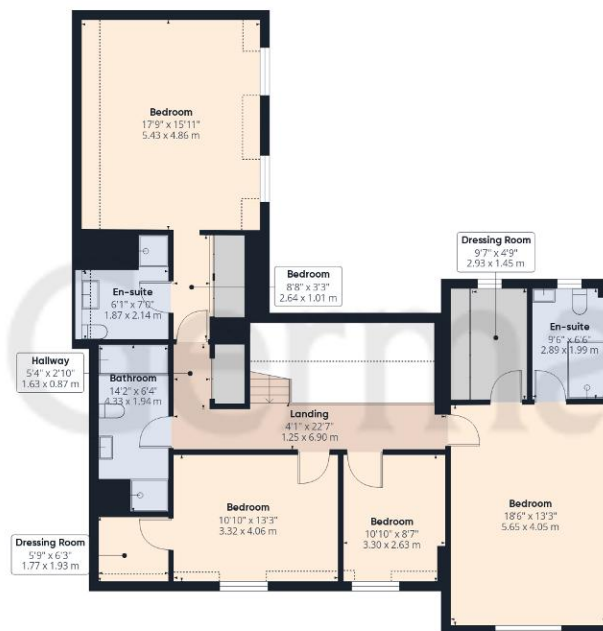


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2795 ft²
259.6 m²

Reduced headroom

65 ft²
6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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