

Stone Road
Uttoxeter, ST14 7PR

John 
German





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Guide Price £300,000

A very pretty and charming character cottage with lovely bespoke refitted kitchen, charming gardens and gated driveway. Located in a sought-after position on the edge of the town close to good schools.

The property is best approached from the rear via Greenfield Drive off Hall Road where you will find a gated driveway. Access from the garden takes you directly into the uPVC double glazed conservatory which has a central heating radiator and provides lovely views over the garden. A braced timber latched door gives access to the bespoke cottage style kitchen which was attractively refitted in January 2025 with a range of cottage style base and wall units with cupboards and drawers surmounted by oak block worktops including a peninsular breakfast bar. There is an inset sink with mixer tap, a tiled recess housing the Bosch gas hob with extractor hood over and electric fan oven below, further appliance space with plumbing for washing machine, and cupboard housing the 2025 Worcester gas boiler. Karndean quality wood style flooring extends through to the conservatory and the inner hallway.

From the kitchen, a half glazed antique door leads into the inner hall which has stairs off with cupboard below and built in cloakroom providing useful storage. Off the hallway, there is a study or entrance hall which again has quality Karndean style flooring to match and is currently in use as an office and has the front door together with access to a fitted cloakroom WC. At the front of the cottage is a very pleasant sitting room with character having two cross beams and a stone fireplace with inset wood burner on stone hearth, Karndean flooring and dual aspect windows with bookshelves fitted.

On the first floor, there is panelling to the side stairs with an interesting stained-glass window above. The landing has built in storage and a door with stairs leading to the attic room. Bedroom one lies to the front and is a character room with dual aspect windows and an original period style fireplace and surround. There is a second bedroom on this landing which is a cosy single and these are both served by an exceptionally spacious bathroom which has a bath in tiled surround, low level WC, wash hand basin, tiled separate shower with glazed enclosure and chrome heated towel rail. Stairs from the landing lead up to the additional attic room which has a Velux roof light and central heating radiator and provides very useful storage or a hobbies room or indeed somewhere to act as an office possibly.

Approached off Greenfields Drive with gates leading to a gravelled driveway, the property enjoys a well-kept enclosed garden with lawned areas and borders together with a large decking area. There is a useful outbuilding and gate to an enclosed brick courtyard with a further pedestrian gate leading out onto the roadway.

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/>

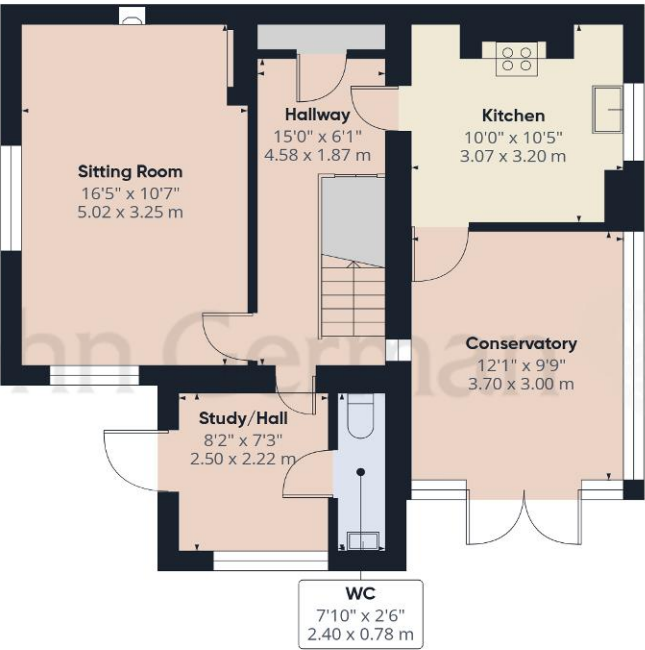
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/08052025

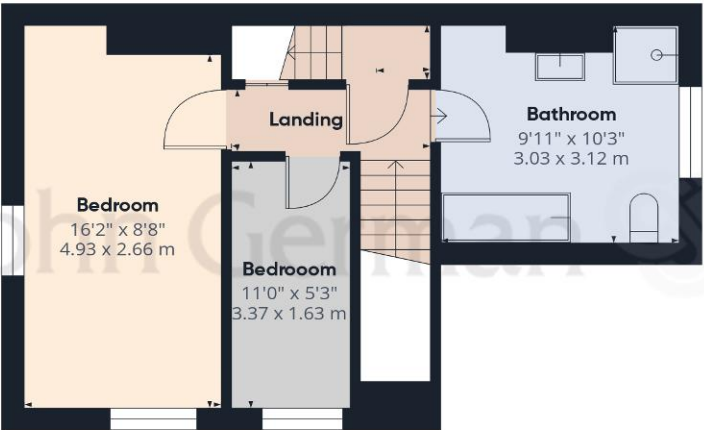
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1058 ft²
98.4 m²

Reduced headroom

77 ft²
7.2 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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