

Woodleighton Grove

Uttoxeter, Staffordshire, ST14 8BX

John
German





Woodleighton Grove

Uttoxeter, Staffordshire, ST14 8BX

£499,000

Attractive detached home providing well proportioned family sized accommodation occupying a southerly facing plot at the head of one of the most sought after cul-de-sac locations in town. Possible part-exchange.



Internal inspection and consideration of this modern style family home is highly recommended to appreciate its well maintained and generously sized accommodation, providing a lovely balance between the three reception rooms and four first floor bedrooms centred around the lovely reception room and first floor landing. Occupying a lovely plot which enjoys a southerly facing rear garden and a good degree of privacy and peace. Situated enviably at the head of one of the most highly regarded and desirable cul-de-sacs in Uttoxeter, providing easy access to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi screen cinema.

Accommodation: A storm porch and entrance door leads to the impressive reception hall providing a welcoming introduction to the home, where stairs rise to the first floor and having a useful understairs cupboard, an additional built-in cloaks cupboard and doors to the ground floor accommodation plus the guest WC. The comfortably sized lounge has a focal coal effect gas fire and feature surround, a window overlooking the rear garden and wide sliding patio doors opening to the garden room which overlooks the garden and provides direct access to the patio. The separate formal dining room overlooks the rear garden with the separate study/third reception room overlooking the front. The dual aspect breakfast kitchen has a range of base and eye level units, worktops and an inset sink unit set below one of the windows, a fitted electric hob with an extractor over, built-in double electric oven, plumbing for a dishwasher and space for a fridge freezer. Finally, there is the utility room which has a worksurface to one side and units, an inset sink unit, plumbing for a washing machine, space for a tumble dryer and a uPVC part obscured double glazed door to the outside.

To the first floor the lovely landing has a built-in airing cupboard and a front facing window providing natural light. Doors lead to the four good size bedrooms, three of which can easily accommodate a double bed. The master bedroom benefits from an ensuite shower room having a three piece suite incorporating a double shower cubicle with an electric shower over. Completing the accommodation is the fully tiled family bathroom, having a white suite incorporating a panelled bath with an electric shower and fitted glazed screen above.

Outside: To the rear, the southerly facing garden has a wide patio with cobbled edging providing a lovely seating and entertaining area, enjoying a degree of privacy. The garden is laid to lawn with borders, wrapping a round to the side elevation where there is a raised seating area and wildflower border, plus space for a shed. To the front there is a low maintenance landscaped garden containing a variety of shrubs and plants. A tarmac driveway provides off road parking leading to the attached double garage, which has two electric up and over doors, power and light.

What3Words: sumames.splendid.bidder

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:** Driveway & double garage **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 F

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

Our Ref: JGA19052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor

Approximate total area⁽¹⁾

1828 ft²

169.7 m²



Floor 1

(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.

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.

GIRAFFE 360



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.

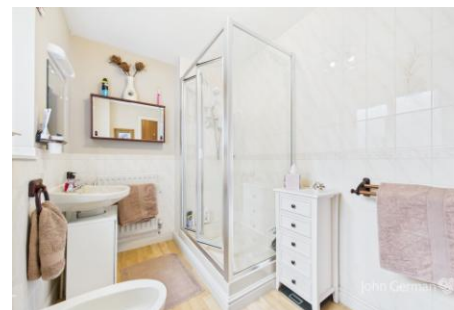
Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



