

# Westlands Road

Uttoxeter, ST14 8DH

John German





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£325,000

Attractive traditional extended semi-detached home providing well proportioned and planned family sized accommodation situated on the sought-after and respected road within easy reach of the town centre.

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For sale with no upward chain involved, viewing and consideration of this excellent family sized home is essential to appreciate its wonderful balance between the spacious ground floor accommodation including three reception rooms, combined with its four first floor, good size bedrooms. Maintained to a high standard and benefitting from parking to both the front and rear, plus a pleasant low maintenance enclosed garden.

Situated on the always popular and well-regarded road within walking distance to the town centre and 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.

A storm porch with a composite and part obscure double glazed entrance door opens to the welcoming hallway providing a lovely introduction to the home with stairs rising to the first floor and an understairs cupboard, plus doors leading to the spacious ground floor accommodation.

To the right is the study which has a front facing window and could be used as a snug, dining room or occasional bedroom if preferred. To the left is the sitting room, also easily used as a formal dining room if preferred, having a focal fireplace and uPVC double glazed walk in bay window providing ample natural light.

The spacious fitted kitchen allows ample room for a dining suite, having a range of base level units with worktops and an inset sink unit set below the rear facing window, a gas range stove, plumbing for a dishwasher and space for further appliances.

A wide arch leads to the rear hall which has a recess with laundry facilities, a uPVC part obscure double-glazed door to the outside and a further door to the excellent dual aspect family room which has bifold doors providing direct access to the pleasant patio and garden, plus a ladder loft space above.

Completing the ground floor space is the superior family shower room, having a white suite incorporating a double shower cubicle.

To the first floor, the landing has doors leading to the four good size bedrooms, all of which can accommodate a double bed, two very easily. One of the front bedrooms has a loft hatch.

Finally, there is a fitted family bathroom which has a modern white suite incorporating a panelled shower bath with a glazed screen above.

Outside to the rear, a natural stone effect paved patio provides a lovely seating and entertaining area leading to the artificial lawn which has raised borders containing a variety of shrubs and plants, a timber garden outbuilding which has power and light, and gated access to the concrete driveway providing parking, approached via Back Westlands Road.

To the front, a wide block paved driveway provides off road parking with a raised border.

What3words: ///shampoo.something.enhancement

**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:** Two driveways  
**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](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)  
**Our Ref:** JGA/19052025

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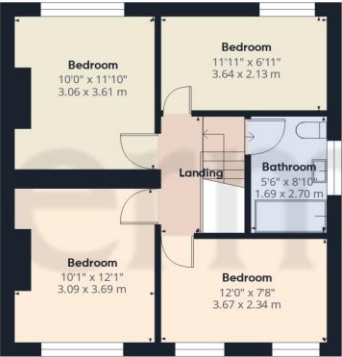
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1289 ft<sup>2</sup>  
119.8 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.

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.



### Agents' Notes

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