

# Stafford Road

Uttoxeter, ST14 8DN

John   
German









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£750,000

Extremely Handsome Victorian double fronted detached home immersed in character and features, in need of cosmetic completion, occupying a delightful plot extending to approx. 0.36 Acre in total, overlooking Picknall Valley to the rear.



Marketed for the first time since the 1960's, internal inspection and consideration of this majestic traditional bay-fronted residence is absolutely essential to appreciate this unique opportunity to purchase a home of such character and charm. Extended to provide substantial family sized accommodation with many features, including fabulous features including high hardwood skirting board and doors, cornicing, and large windows. In need of completion is some areas, providing potential to move in and personalise to your own taste and needs. Sold with the benefit of having No Upwards Chain Involved.

**Accommodation:** A solid timber entrance door with a glazed uplight opens to the welcoming reception hall, providing a lovely introduction to home and an immediate sense of the character in the home, having feature wooden block flooring throughout and side facing window providing additional natural light, an original staircase rising to the first floor and a built-in cloaks cupboard. Solid hardwood doors open to the spacious and versatile ground floor accommodation, and to the useful cellar which has a light floor, power and fitted storage.

The comfortably sized dual aspect living room has a focal chimney breast and open fire with a ceramic tiled surround and hearth. On the opposite side of the hallway is the formal dining room, again having dual aspect windows including a wide walk-in bay to the front, also a focal chimney breast.

The breakfast kitchen has a lovely tiled floor and an extensive range of base and eye level units with fitted worktops and an inset sunk unit set below the wide rear facing window overlooking the gardens and valley, a fitted electric hob with an extractor over, built-in double electric oven and an integrated dishwasher. The home also benefits from a fitted utility room/second kitchen, also having a range of base and eye level units with fitted worksurfaces and an inset sink unit set below a side facing window, a fitted electric hob with an extractor over, double electric oven under, and an integrated washing machine.

The garden room has dual aspect windows including French doors providing direct outside, enjoying a lovely view of the grounds and surrounding scenery. The space is in need of completion, providing potential to utilise the space as you wish. The sunroom which also acts a secondary entrance to the property, also overlooks the garden, providing ample space for seating and relaxing. Completing the ground floor space is the fully tiled fitted shower room, having a three-piece suite incorporating a double shower cubicle with a period style mixer shower over, a front facing window, and two heated towel rails.

To the first floor the pleasant landing has a front facing window providing natural light, and stairs rising to the second floor. Solid hardwood doors lead to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture, with the delightful rear facing master having a built-in double wardrobe and the benefit of a separate dressing room with both enjoying the fabulous far-reaching view. The family bathroom has white three-piece suite incorporating a panelled bath with a mixer tap & shower attachment over, tiling and a built-in airing cupboard, plus a side facing window providing natural light.

The second floor landing has low doors leading to the three attic rooms, two of which have fitted storage, the room to the rear is currently used as a study with two double glazed skylights providing ample natural light.

**Outside:** The total plot extends to approximately 0.36 Acre in total. Comprising a well-tended lawn to the rear with well stocked borders containing a variety of shrubs and plants, adjoining fields and enjoying a fabulous far-reaching view and a good degree of privacy. To the front is a further lawned garden with well stocked borders and mature trees, with a further stocked garden on the opposite side of the driveway. This driveway provides off road parking for several cars, leading to the timber built double garage which has two sets of doors and power. Additionally, there is an extremely useful brick built outbuilding set beside the garaging.

W3W – valuables.describe.chsatting

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Benefit note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway & garage **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Private **Heating:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA27102025

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Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

2892 ft<sup>2</sup>

268.8 m<sup>2</sup>

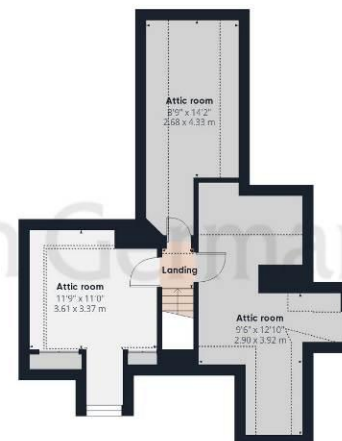
Reduced headroom

159 ft<sup>2</sup>

14.7 m<sup>2</sup>



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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**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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 70 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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