

Shipton Drive

Uttoxeter, ST14 7NJ



Traditional style semi-detached home with substantially extended ground floor accommodation to both the rear and side elevations, in need of updating but providing a huge amount of potential, situated in a popular area of Uttoxeter.

£190,000



John German

Whether looking to make your first step onto the property ladder, downsizing or for a Buy-to-Let investment, viewing and consideration of this semi-detached home is highly recommended to appreciate the size and versatility of the extended ground floor accommodation along with the two double bedrooms, its potential to personalise to make it your own, and its popular location.

Situated near local amenities and within easy reach of the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: The extended entrance hall with its tiled floor providing a pleasant introduction to the home, where stairs rise to the first floor, and doors lead to the spacious expanded ground floor accommodation.

The kitchen is positioned to the front of the home, having a range of base and eye level units with fitted worktops and an inset sink unit set below the window, a fitted gas hob and built-in double oven, plus space for further appliances. The extension to the side provides a laundry room which has the same tiled floor as the hall, with plumbing for a washing machine and other appliances, a sliding door to a further store cupboard and both a window and door to the outside.

The comfortably sized dining room has wide arch leading to large living room which extends to the full width of property, with focal fireplace and display plinths and an abundance of natural light provided by the window and wide uPVC double glazed French doors opening to the rear garden. The whole area offers ample space to place your furniture and use as you best suit your needs.

Completing the ground floor space is the bathroom, where there is a white three-piece suite incorporating a panelled bath with an electric shower over, tiling and a front facing window.

To the first floor the landing has doors leading to the two double bedrooms, both of which extend to the full width of the home, with the front facing room having a range of fitted furniture and a useful built-in cupboard housing the gas combination central heating boiler.

Outside: To the rear the enclosed southerly facing garden is predominantly block paved with borders containing established shrubs, with a concrete hardstanding presently providing space for a greenhouse, and gated access to the front.

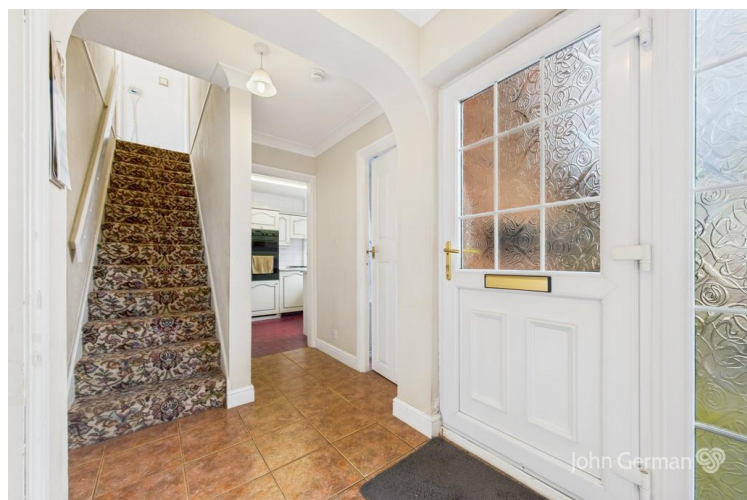
To the front is a garden laid to lawn with a beech hedge and a well-stocked shrub border, plus a tarmac driveway providing off road parking.

- W3W – princes.routines.deeds
- 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
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- 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 B
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA27102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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