





This character property, set on a large plot backing onto the picturesque Mount Pleasant retains many original features, including a bespoke staircase, original doors and panelling, highlighting the home's unique craftsmanship and heritage.

Upon entering, the welcoming reception hallway leads to various spacious and well-appointed rooms. The lounge offers a comfortable and inviting space for relaxation, while the adjacent dining room is perfect for hosting family gatherings and entertaining guests. The garden room, with its abundant natural light and views of the expansive grounds, provides a serene backdrop over Mount Pleasant.

The well-equipped kitchen is complemented by a utility space and WC, ensuring convenience and ample storage for everyday needs. An attached garage offers additional storage.

Upstairs, the property boasts four generously sized bedrooms, each providing a tranquil outlook to the south west facing gardens. The family bathroom, featuring a separate WC, is designed for both comfort and practicality.

Viewings are by appointment only. The property is available with no upward chain and vacant possession.



Reception Hallway

With a UPVC double glazed frosted front entry door leading into, original spindle balustrade staircase rising to the first floor landing with a useful under stairs storage space, central heating radiator, timber panelling to lower half, smoke alarm (fixture), original panelled doors lead to:

Cloakroom

With a stained glass window to the front elevation and parquet flooring throughout.

Lounge

With a UPVC double glazed window to the front elevation, the focal point of the room being the gas fireplace with an original surround and tile backing and half, three central heating radiators, telephone point and original door leading to the garden room.


Dining Room

With a UPVC double glazed bay window to the rear elevation, the focal point of the room being the gas fireplace with an original surround and tiled hearth, service hatch, two central heating radiators, original glass door leads to:

Garden Room

With UPVC double glazed windows to side and rear elevations overlooking the garden and UPVC double glazed French doors lead to the patio.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	79
England & Wales		EU Directive 2002/91/EC 







Kitchen

With a UPVC double glazed window to the rear elevation and UPVC double glazed door, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with granite effect roll top preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include oven, grill, five ring stainless steel gas hob with built-in extractor, one a half composite sink and drainer with mixer tap, breakfast bar, space for freestanding and undercounter white goods, further glazed unit to rear, internal door leading to a pantry with eye level shelving and can also house further appliances. Internal door from the kitchen leads to:

Utility Room

With a timber frosted front entry door, timber frosted window to the front elevation, quarry tiled flooring throughout, boiler room housing the Worcester Bosch central heating boiler (With Hive connection) with eye-level shelving, space for freestanding white goods, smoke alarm, door leading to garage and a further internal door leading to:

WC

With tiled floor throughout, low-level WC and frosted window to the side elevation.

Landing

With a UPVC double glazed frosted glass window to the front elevation, central heating radiator, smoke alarm (fixture), access to loft space via loft hatch, airing cupboard housing hot water tank with shelving, internal doors lead to:

Bedroom One

With dual aspect views to both front and rear elevations with 2x UPVC double glazed units, two central heating radiators and gas fireplace.

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator and gas fireplace.

Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With UPVC double glazed windows to rear and side elevations, central heating radiator, double sliding doors lead to a useful storage room.

WC

With UPVC double glazed frosted glass window to the front elevation and low-level WC.





Bathroom

With a UPVC double glazed frosted glass window to the front elevation, bath unit with electric shower over, pedestal wash hand basin and heated towel radiator.

Outside

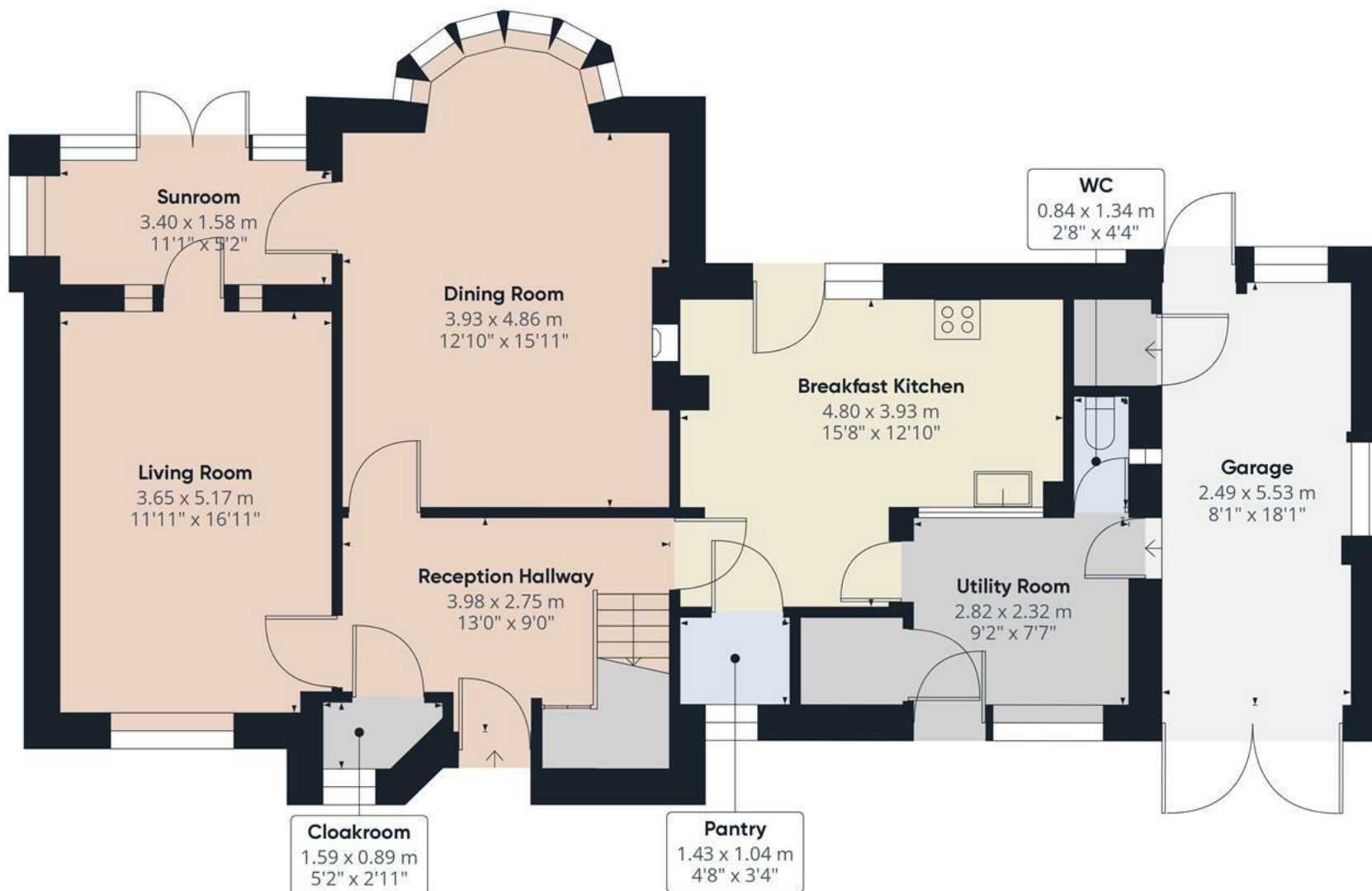
The home on Stone Road in Uttoxeter is charming and elegant, featuring a well-maintained front garden that enhances its curb appeal. A spacious driveway leads to an attached garage, providing ample parking and storage. The rear garden is a standout, with a south-westerly facing aspect ensuring plenty of sunlight. Spanning approximately 0.18 acres, it backs onto Mount Pleasant, offering scenic views over grassland and mature trees. This creates a serene, private retreat perfect for relaxation. The greenhouse and garden shed will be included in the sale.











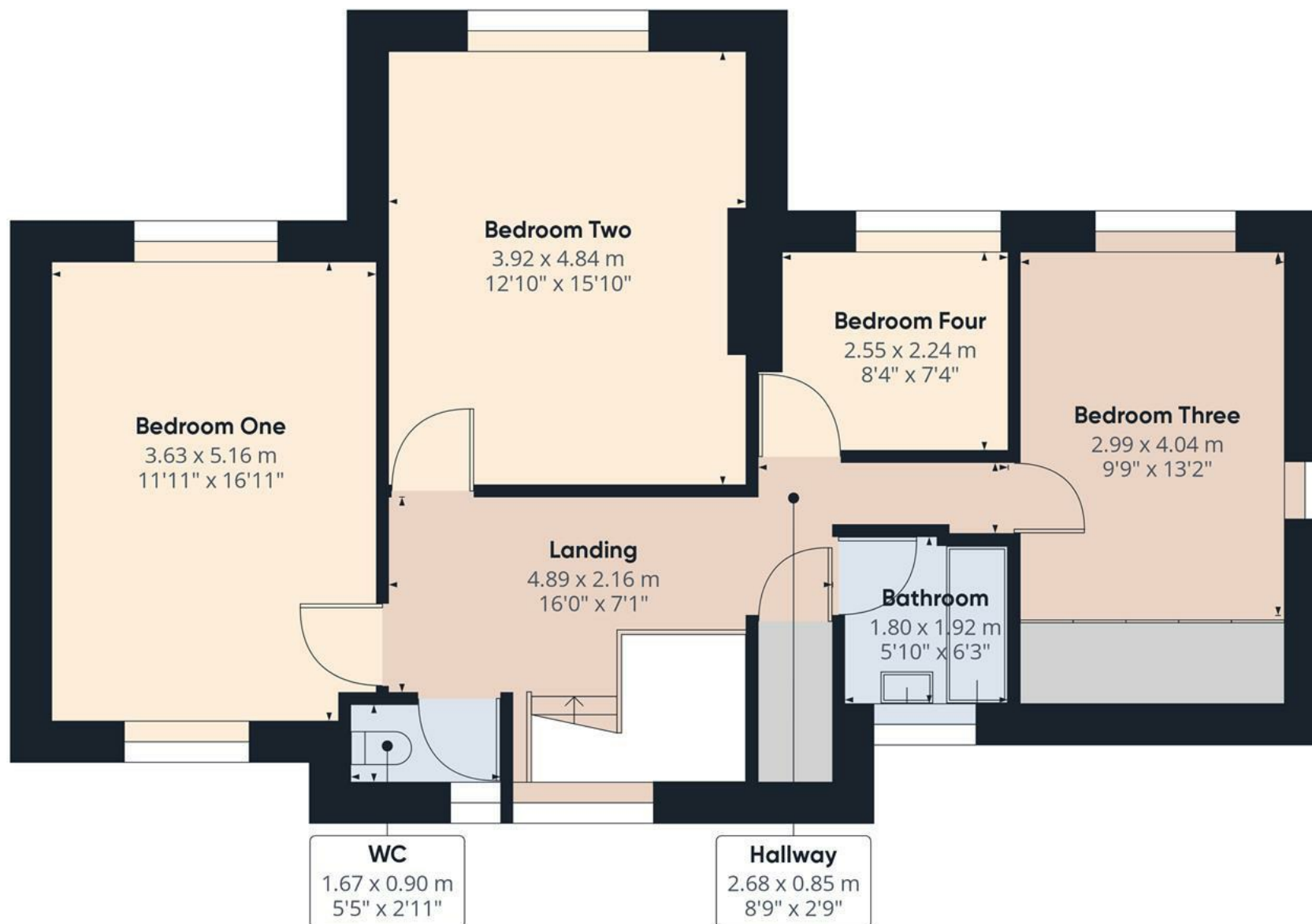
Approximate total area⁽¹⁾
101.6 m²
1093.62 ft²

(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.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

77.85 m²

837.93 ft²

(1) Excluding balconies and terraces

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