





**** PRESTIGIOUS LOCATION ** DOUBLE GARAGE ** DUAL FRONTRAGE WITH EXTENSIVE REAR EXTENSION ****

Presenting a unique opportunity to acquire a rarely available, five-bedroom detached property in the highly sought-after area of Wood Lane, Uttoxeter. This approximately 3,000 sq. ft. family home offers generous living space, including two substantial reception rooms, an open-plan living and dining kitchen, and five double-sized bedrooms with two en-suites. The internal layout comprises a hallway, dining room, living room, inner reception hall, utility room, cloaks/WC, and an expansive living/dining kitchen. The upper level features five bedrooms, including two en-suites and separate refitted family bathroom.

Externally, this property is set on a spacious plot with stunning views of Uttoxeter Racecourse. It includes a large driveway leading to a detached double garage and an additional garden room, ideal for use as a study or a home office. The extensive grounds feature well-maintained lawns, various vegetable patches, an entertainment patio area, and an array of mature plants and shrubs. Viewings are strictly by appointment only and can be arranged by contacting ABODE.



Disclaimer

The property is currently in the process of a planning application (P/2022/00846), which aims to reduce the total size of the plot for future development. The planning application which was received in 2022 is ongoing without decision from East Staffordshire Borough Council. The specified land is not included in the sale price. Buyers are encouraged to contact the selling agent for further information.

Inner Hall

Featuring a double-glazed, frosted stained glass window to the front elevation, a balustrade staircase rising to the first-floor landing with useful storage space under the stairs, original Minton tiled flooring throughout, central heating radiator, ceiling spotlights and a smoke alarm. An internal door leads to:

Cloaks/WC

Featuring an automatic PIR light sensor, low-level WC with continental flush, pedestal wash hand basin with chrome fittings, timber panelling to the lower half, old school style central heating radiator and extractor fan.

Utility Room

With a double-glazed window to the side elevation and tiled floor throughout. The room features a range of matching base and eye-level storage cupboards and drawers, a double-glazed Velux window to the ceiling, a central heating Bosch gas boiler, extractor fan, space for freestanding white goods, Belfast ceramic sink with spray mixer tap, and woodblock countertop preparation work surfaces and a central heating radiator.



Lounge

With a double-glazed window to the front elevation, the focal point of the room is a cast iron log-burning fireplace with a timber Adam-style surround, panelling, and cupboard fixtures. The room also includes a TV aerial point, ceiling rose, and an old-school style central heating radiator.







Reception Room

This spacious reception room is currently being used as a ground-floor bedroom but offers a multitude of uses for the discerning buyer. The room has dual aspect views with windows to the front and side elevations, a cast iron fireplace as the focal point, an old-school style central heating radiator, coving to the ceiling, and a ceiling rose.

Open Plan Living/Dining Kitchen

Solid oak flooring throughout, three double glazed timber windows to side elevation and two sets of double glazed timber bi folding doors leading onto the rear patio, two double central heating radiators, TV and aerial point, Kitchen area with a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces integrated appliances include a double stainless steel sink and drainer with mixer tap, breakfast island, seven ring Rangemaster style cooker, stainless steel, extractor fan, electric over, further under counter space for free standing white goods, cupboards and drawers with soft close, built in LED down lighting.

Bedroom One

Featuring dual aspect views with double-glazed windows to the side and rear elevations, double-glazed bi folding doors with a Juliet balcony overlooking Uttoxeter Racecourse and rear garden views, a central heating radiator, and a range of built-in double wardrobes with overhead storage including shelving, drawers, and hanging rails. An internal door leads to:

En-suite One

Currently in the process of being fitted. The refitted bathroom will include a three-piece suite comprising a low-level WC, freestanding bath unit, pedestal wash hand basin with chrome fittings, extractor fan, heated towel radiator, and ceiling spotlight.

Bedroom Two

With a double-glazed window to the front elevation, old-school style central heating radiator, timber panel flooring throughout, and a folding door leading to:



En-suite Two

With three-piece bathroom suite comprising a low-level WC with button flush, wash hand basin with mixer tap, three-quarter length bath with shower, complementary wall coverings, chrome detail radiator, extractor fan and ceiling spotlights.

Bedroom Three

With dual aspect views to both the front and side elevations, featuring two double-glazed window units, timber panel flooring throughout, and an old-school style central heating radiator.

Bedroom Four

Featuring dual aspect views to the side and rear elevations, with a double-glazed window unit to the side and double-glazed bi-folding doors with a Juliet balcony overlooking Uttoxeter Racecourse, timber panel flooring throughout, and a central heating radiator.

Bedroom Five

With double glazed timber window to rear, central heating radiator.

Family Bathroom

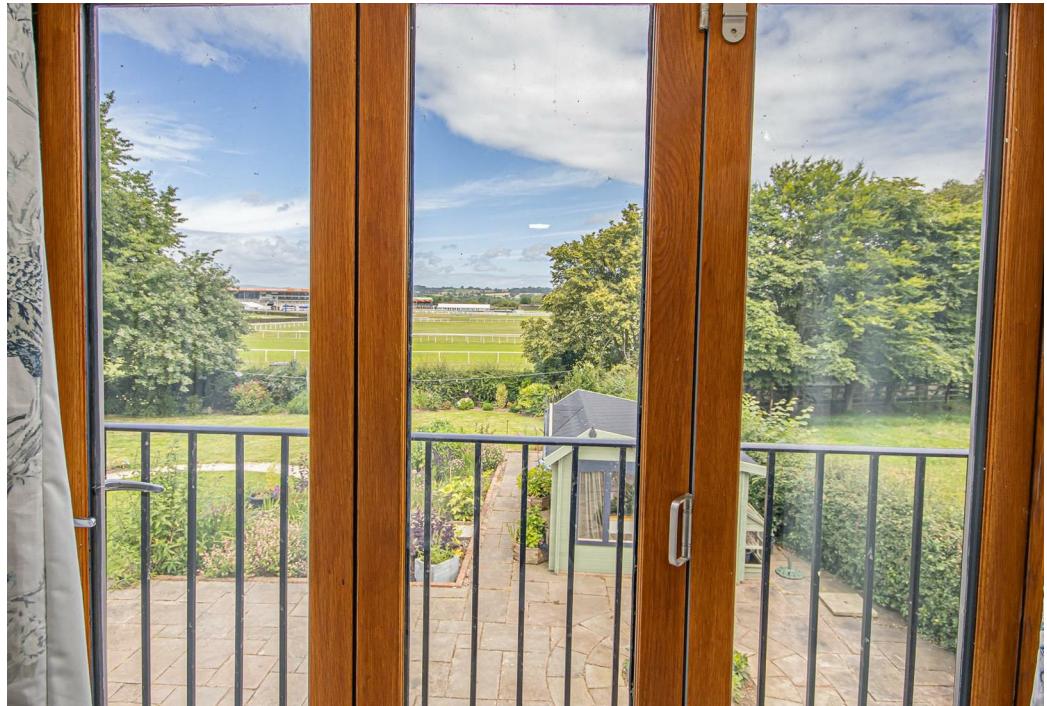
With a double-glazed window to the side elevation, featuring a four-piece refitted bathroom suite comprising a low-level WC with button flush, wash hand basin with chrome fittings and granite top, freestanding bath with chrome tap fittings and shower head attachment, walk-in shower cubicle with waterfall shower head, Milano central heating radiator, ceramic tile flooring throughout, and tiled wall coverings. A folding door leads to the pressurized hot water system and ceiling spotlights.



Services

We understand mains water, electric and gas are connected to the property. There is a septic tank which services this property, which was renewed when the current owners acquired the home. Buyers are advised to seek legal clarity on any and all wayleaves and access rights.







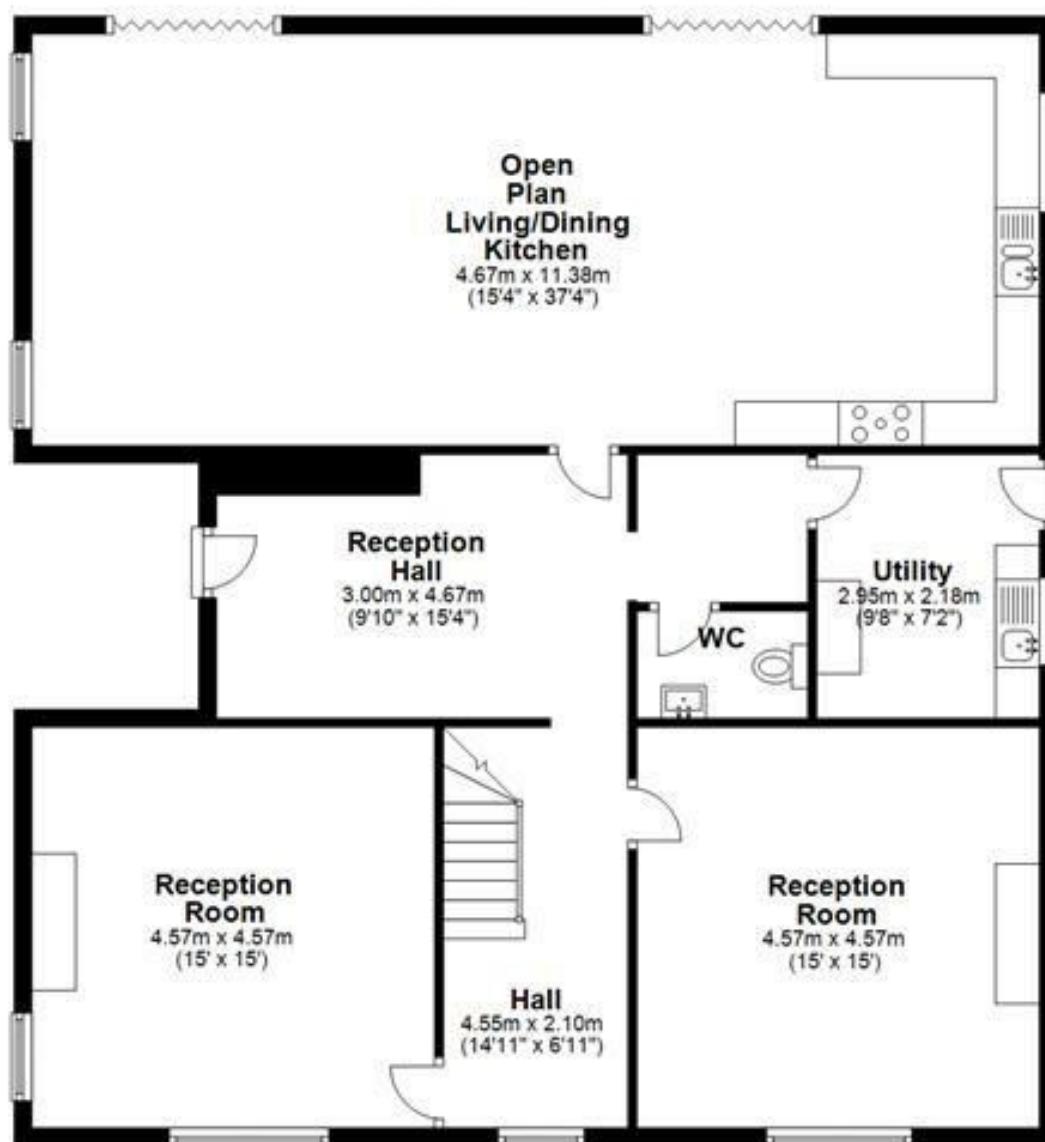






Ground Floor

Approx. 134.1 sq. metres (1443.0 sq. feet)

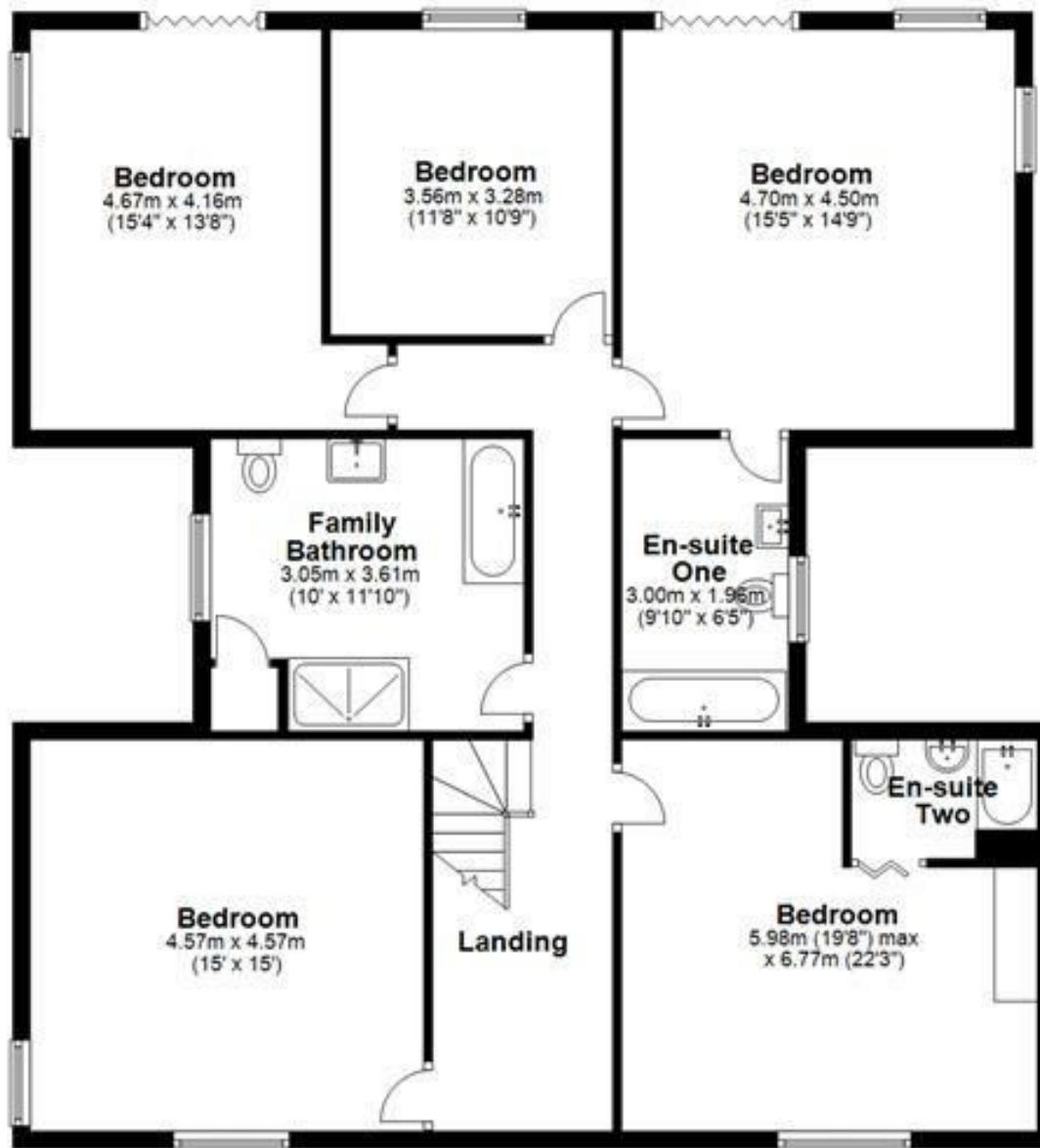


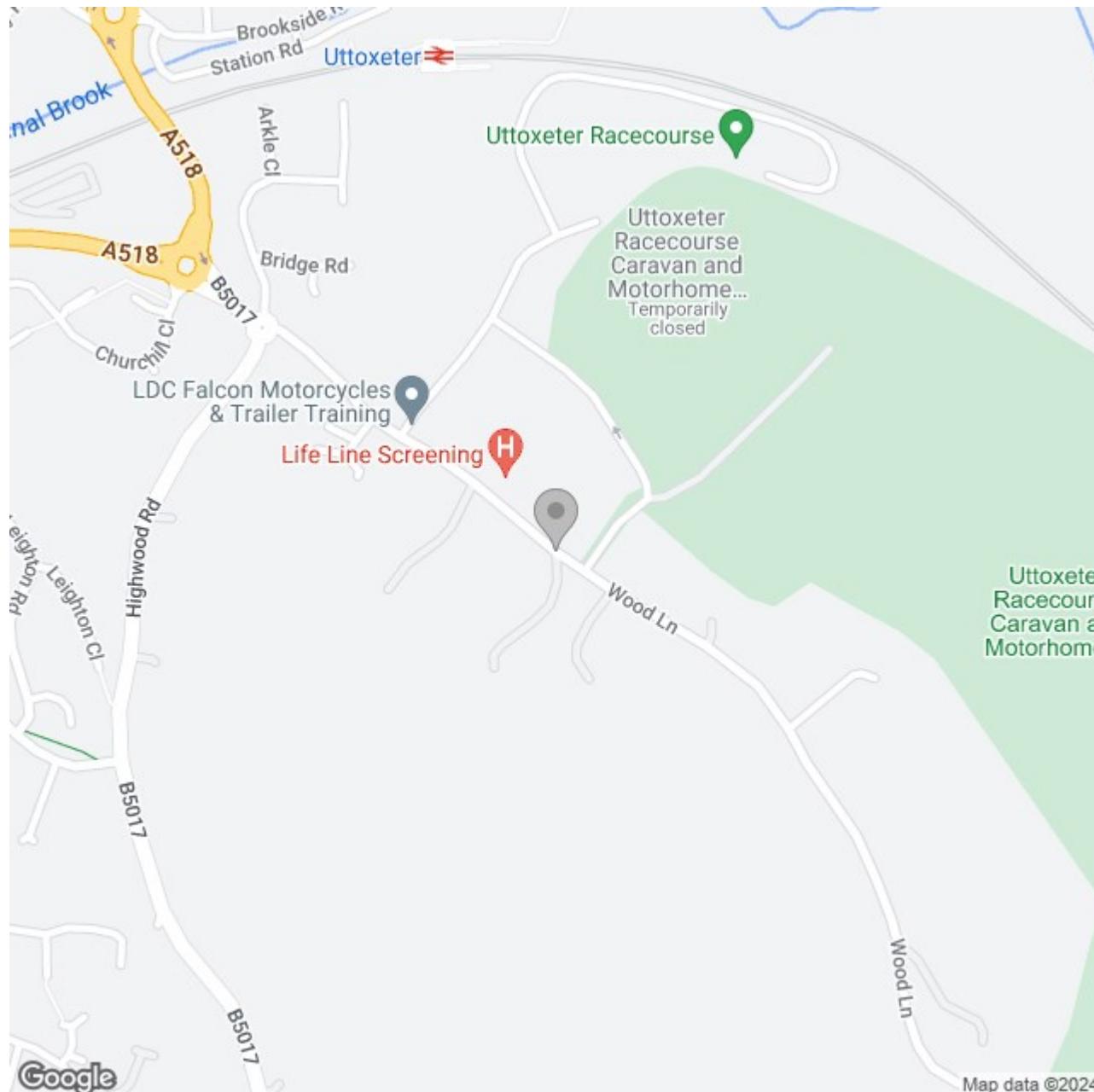
Total area: approx. 318.3 sq. metres (3425.6 sq. feet)

Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Uttoxeter-Ashbourne
Plan produced using PlanUp.

First Floor

Approx. 134.1 sq. metres (1443.4 sq. feet)





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |