



£300,000

4 Bedroom End of Terrace House for sale
94a Carter Street, Uttoxeter



EweMove
SALES AND LETTINGS



Overview

Fantastic town centre location with large private garden



Key Features

- Council Tax Band 'A'
- Town Centre Location
- Hugely Attractive, Private & Spacious Garden
- Original Features Retained
- Large Well-Stocked Kitchen
- Master Bedroom with Ensuite









Whether you're looking to move up or down the property ladder, internal inspection of this truly lovely home is strongly recommended to appreciate its condition, remodelled and flexible accommodation, plus features including a high vaulted lounge ceiling, and good-sized rear garden which enjoys a high degree of privacy.

Situated only a stone's throw from the town centre and its wide range of amenities including schools, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, modern leisure centre and a multi-screen cinema.

A composite entrance door leads to the welcoming hall where stairs rise to the first floor, and a latch door opens to the ground floor accommodation.

The extremely impressive dining kitchen provides enough space for some soft seating, with dual aspect windows providing natural light, together with part glazed French doors opening out onto the rear. There's a range of base and eye level units with work surfaces, an inset sink unit, space for a range stove, plus space for further appliances and a useful under stairs cupboard - which also has access to a convenient cellar providing additional storage space.

The fabulous lounge has a high vaulted ceiling with exposed beams and an A-frame, plus a focal chimney breast and log burner set on a slab hearth, alongside dual aspect windows.

To the first floor, the landing has stairs rising to the second floor and doors leading to the pleasant master bedroom which benefits from a fitted ensuite shower room having a three-piece suite, a useful office/box room, and the fitted family bathroom which enjoys a modern, white three-piece suite with complimentary tiled splashbacks.



To the second floor, the landing has a rear facing window and a built-in wardrobe, plus doors leading to three bedrooms.

Outside to the rear, there is a real surprise not evident from the front! A delightful, enclosed garden which is mainly laid to lawn with well stocked borders. There are plenty of features here including a decked area adjacent to a sunken, circular, communal seating area with a central fire pit as the focal point. Adjacent to the fire pit is a useful brick outbuilding with a full-size service opening that is screaming out to be a bar/games room. In addition, there is also versatile office space that has many alternative uses such as a garden room, kiddies' playroom or just a comfortable entertaining room. All of this enjoys a high degree of privacy. Additionally, there are useful brick-built outhouses and shared access leading to the front.

Lounge

16' 4" x 12' 9" (5.00m x 3.91m)

Remodelled into its current form the lounge now boasts an impressive valuted ceiling with exposed timbers and an internal brick flue with focal log-burner. The dual aspect nature of the lounge makes this a light, bright space.

Kitchen Diner

16' 4" x 16' 4" (5.00m x 5.00m)

There's a great cottagey feel to the kitchen with enough space for some soft furnishing and dining table. The focal point in here is the range cooker but all your white goods are catered for too with space for an American style fridge freezer, plumbing for washing machine and dish washer. There's also a handy understairs cupboard which also gives access to the convenient cellar below.

Master Bedroom with Ensuite

13' 9" x 10' 9" (4.20m x 3.30m)

Double room on the first floor with ensuite shower room. Ample space in here for a good range of supplementary furniture. Ensuite has shower cubicle, toilet and wash basin

Hobby Room

5' 10" x 5' 10" (1.80m x 1.80m)

Also on the first floor and adjacent to the master bedroom. This space, whilst modest, could be used as an office or quiet reading room. With its position next to the master bedroom, the more discerning buyer may see an opportunity to create a larger ensuite.

Bedroom 2

10' 2" x 9' 0" (3.10m x 2.75m)

Double room on second floor

Bedroom 3

10' 5" x 9' 0" (3.20m x 2.75m)

Double room with side aspect window

Bedroom 4

7' 2" x 7' 2" (2.20m x 2.20m)

Single room

Bathroom

6' 4" x 5' 8" (1.95m x 1.75m)

With side panel bath, toilet and wash basin

Outbuilding

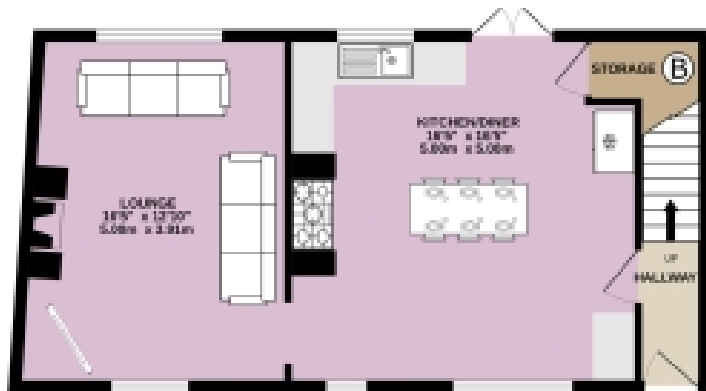
There's a mixture of useful brick outbuildings here and a smart insulated office space that has a multitude of uses, with power and lighting.

Rear Gardens

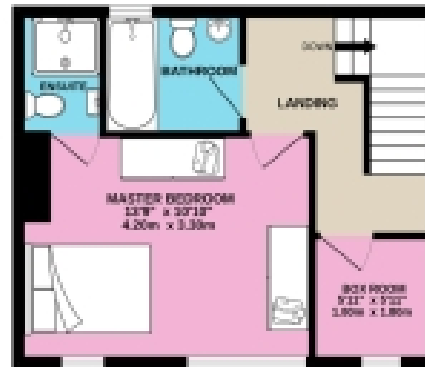
The garden here is the hidden gem that is not apparent from the front of the property. Great effort and expense have gone into creating what is a fantastic family, communal and entertaining space. The showpiece here is the circular sunken seating area around an integrated firepit with a bar room complete with serving hatch adjacent.

Floorplans

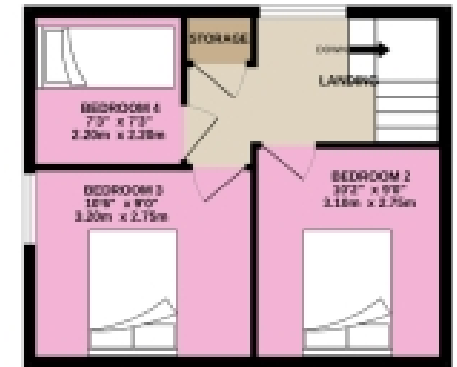
GROUND FLOOR
588 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

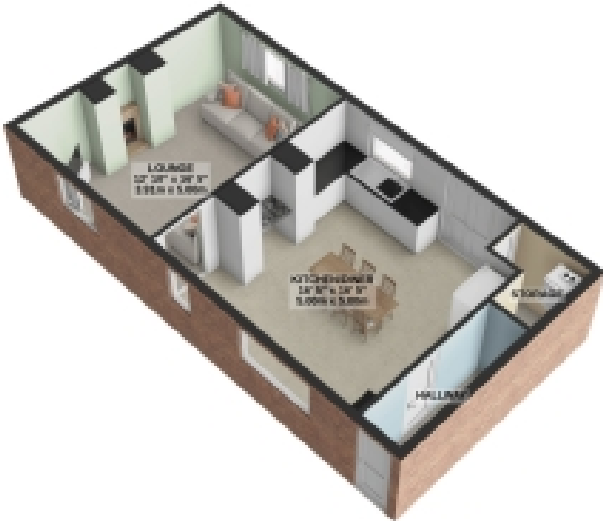


TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

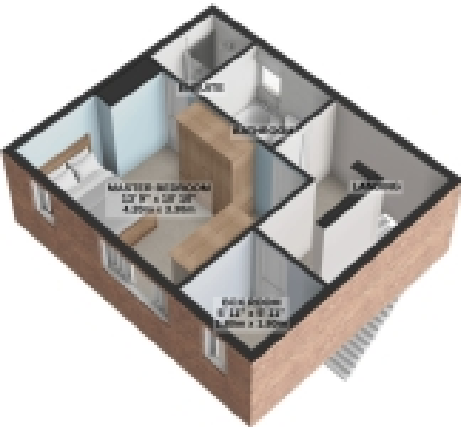
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

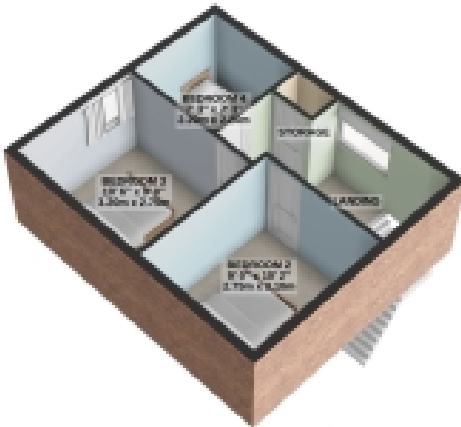
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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