



RE/MAX

PROPERTY HUB



68 Stafford Road, Uttoxeter, ST14 8DP
Offers over £610,000

Situated upon the outskirts of Uttoxeter a spacious executive detached family home offering well appointed interior comprising, reception hall, living room with multi fuel stove, dining room, snug/sitting room, conservatory, breakfast kitchen with granite work tops, utility room, garage with internal access.

Galleried landing, four sizeable bedrooms with en-suite to the master bedroom, family bathroom. Outside there is ample parking and an enclosed rear garden with field views. The property also benefits from solar panels.

Entrance Porch 8'5" x 3'10" (2.59 x 1.19)

Two uPVC double glazed windows to front, double doors leading to reception hall, laminate flooring.

Reception Hall 17'0" x 10'6" (5.20 x 3.22)



An American Oak dog leg stair case leading to first floor, double doors to sitting room, single door to dining room, main living room and kitchen, telephone point, radiator, laminate flooring.

Living Room 26'1" x 12'10" (7.97 x 3.93)



uPVC Double glazed bow window to front and double glazed sliding patio door to rear leading to conservatory, television point. The focal point of the room is a Nestor Martin multi fuel stove with surround with quarry tiled hearth.

Dining Room 15'1" x 10'7" (4.62 x 3.25)



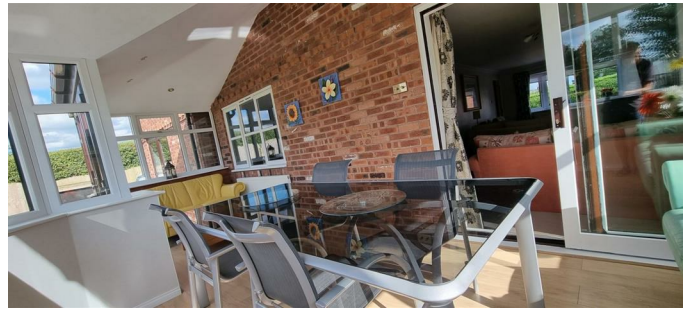
Accessed either from the hallway or double doors from the living room.

Snug 15'2" x 16'0" (4.64 x 4.90)



Double glazed French patio door to rear, the focal point of the room is a Nestor Martin multi fuel stove with oak surround and quarry tiled hearth, radiator.

Conservatory 22'4" x 9'9" (6.82 x 2.98)



uPVC double glazed sealed windows to rear and side and uPVC double glazed French doors to rear leading to the enclosed garden and radiator.

Fitted Kitchen 16'10" x 12'4" (5.15 x 3.76)



uPVC double glazed window to front and uPVC double glazed opaque glass window to side fitted with a matching range of contemporary style high gloss wall and base units with granite work tops with matching up stand and one and a half bowl sink with drainer and mixer tap, breakfast bar, integrated tall fridge and dishwasher, Neff double oven with electric four ring hob and brushed chrome effect chimney hood extractor fan.

Utility Room 7'4" x 8'3" (2.26 x 2.54)



Base units, stainless steel sink with drainer and mixer tap. uPVC double glazed window and door to rear, plumbing for washing machine, internal door to garage

W/C



With uPVC opaque glass double glazed window to rear, wash hand basin, continental flush low level WC, extractor fan, cloaks cupboard with uPVC opaque glass double glazed door to side, coat hanging space and radiator

First Floor Landing

uPVC double glazed window to front, access to loft space with ladder and strip lighting, boarded to the central for storage.

Master Bedroom 16'7" x 12'6" (5.08 x 3.83)



With uPVC double glazed window to front, single radiator, doors leading into the dressing room. Door from bedroom leading into

Ensuite 7'1" x 6'9" (2.16 x 2.06)



uPVC opaque double glazed window to the side, floor to ceiling tiling with mosaic border, walk in shower cubicle, Low level WC with continental flush, wash hand basin with storage below, electric shaver point and chrome heated towel rail

Bedroom Two 15'0" x 13'0" (4.59 x 3.98)



uPVC double glazed window to front elevation, single radiator

Bedroom Three 12'8" x 10'5" (3.88 x 3.20)



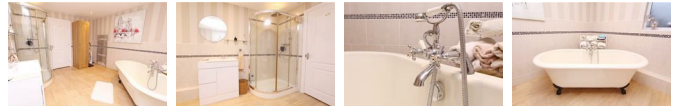
Two uPVC double glazed windows to the side and one to the rear. radiator

Bedroom Four 15'0" x 10'2" (4.59 x 3.10)



uPVC double glazed window to rear, single radiator.

Family Bathroom 10'2" x 11'9" (3.10 x 3.60)



uPVC opaque glass double glazed window to rear, recessed down lighting, double corner shower cubicle with traditional style fitting, fully tiled with double sliding door, half tiled to walls, continental flush low level WC, wash hand basin with mixer tapped storage below, free standing bath with shower fitting, chrome heated towel rail.

Outside



To the front. The property is set back from the road side and enjoys a degree of privacy, with extensive parking via the blocked paved driveway which leads to the garage. Raised flower bed with brick wall with

curved feature. Established conifer hedge providing a degree of privacy, outside security lighting and side access to the rear garden. To the rear there is a blocked paved patio area with dwarf wall and pathway, mature flower beds, lawned area enclosed by timber fencing and established hedgerow outside.

Double Garage

With two electric roller shutter doors, fixed wall units for storage, tiled floor and plastered walls.

Rear Garden

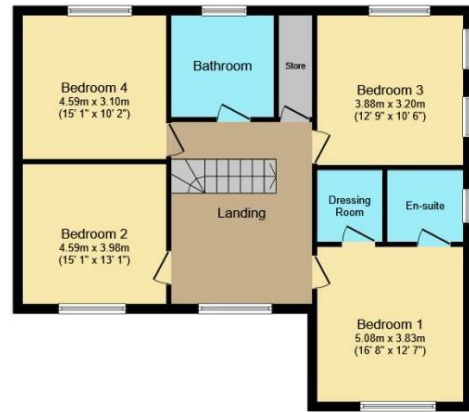


Mainly laid to lawn with a patio area, with fantastic field views.

Floor Plan



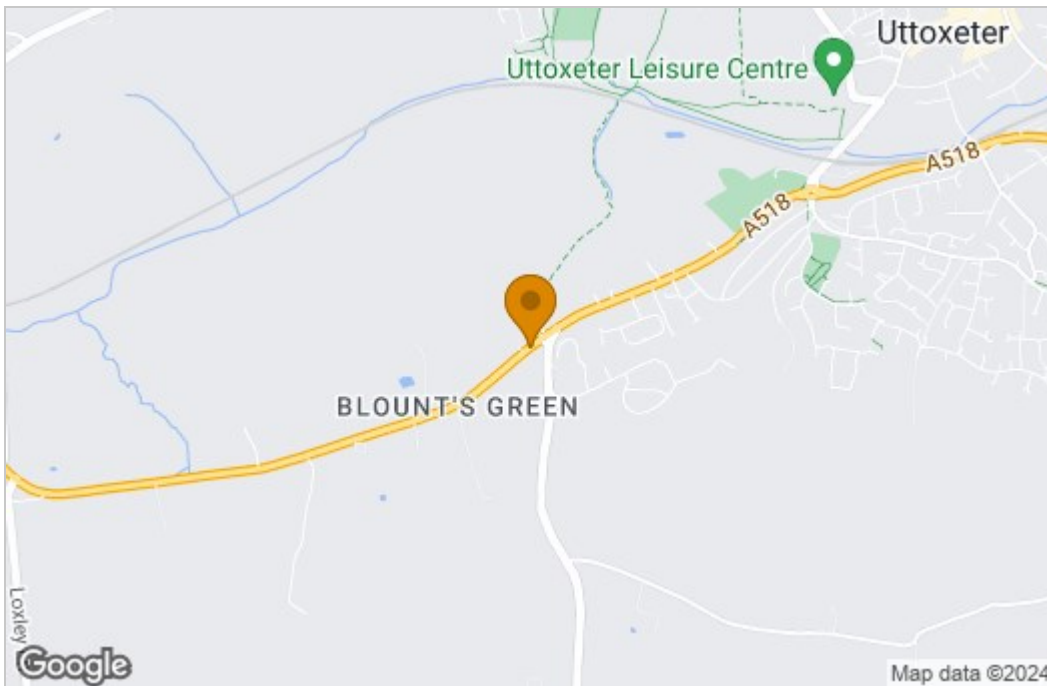
Ground Floor



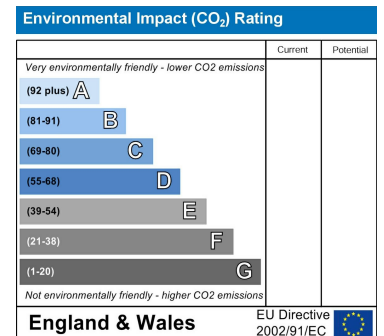
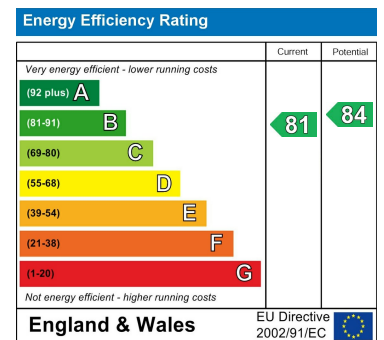
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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