



RE/MAX

PROPERTY HUB



57 Stafford Road, Uttoxeter, ST14 8DW

Guide price £625,000

Built in 1929 Windfield House is a delightfully presented three bedroom detached period property that has undergone improvement works by the current owner. Set within a generous sized plot the property benefits from, entrance hallway, lounge, dining room, breakfast kitchen, garden room, W/C. To the first floor are three bedrooms and the family bathroom.

Externally there are lawns to front, side and rear of the property and driveway for multiple vehicles and a detached garage.

Entrance Hallway



With Minton tiled flooring; understairs store cupboard; stairs to the first floor accommodation; panelled walls; central heating radiator with cover; doors off to:

Lounge 20'11" x 10'11" (6.38 x 3.35)



Having two single glazed bay windows to the front elevation; feature fireplace housing an open hearth; two central heating radiators; shelving.

Dining Room 15'1" x 11'6" in to recess (4.62 x 3.51 in to recess)



With feature tiled fireplace housing an open hearth; timber French stained glass doors leading into garden room; single glazed bay window to the side elevation having window seat with cushion and central heating radiator under; double glazed window to the front elevation; central heating radiator.

Breakfast Kitchen 17'1" x 8'0" (5.23 x 2.46)



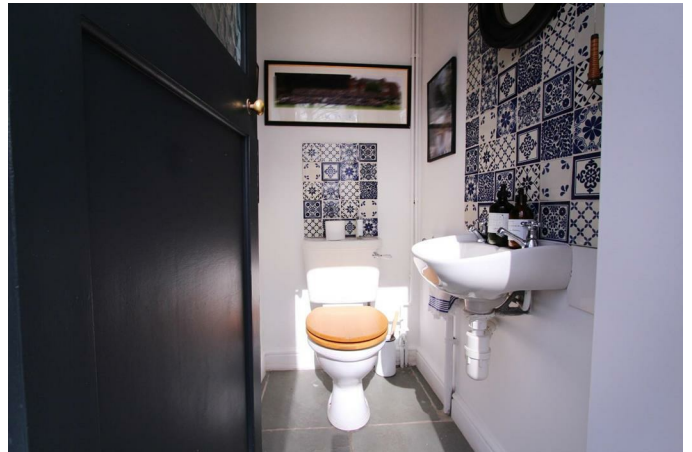
A fitted kitchen comprising Belfast sink set in a base unit; further base, wall and drawer units; glazed units; pantry/store cupboard; complementary Oak work surfaces; Falcon range style cooker with gas hob and cooker hood over; integrated fridge freezer; plumbing for dishwasher; further appliance space; complementary tiling; two single glazed inner windows to the rear elevation into conservatory; central heating radiator; door leading into:

Garden Room 33'11" max x 15'5" max (10.36 max x 4.72 max)



Being of hardwood construction on dwarf brick wall having tiled flooring; door to the side elevation; French doors to the rear elevation; double glazed windows to the rear and side elevations; glass roof; door leading into:

W/C



With wash hand basin and W/C.

First Floor Landing



With loft access; storage cupboard; single glazed window to the front elevation; doors off to:

Bedroom One 15'1" x 9'8" (4.62 x 2.95)



Having double glazed window to the front elevation; single glazed bay window to the side elevation; two central heating radiators; wardrobes.

Bedroom Two 12'7" x 9'5" (3.84 x 2.88)



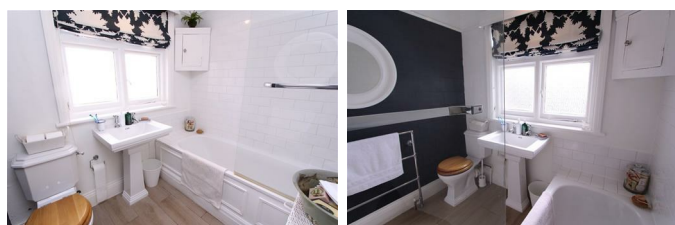
With single glazed window to the rear elevation; fitted wardrobes; central heating radiator; feature fireplace.

Bedroom Three 10'0" x 9'8" (3.05 x 2.95)



With single glazed window to the front elevation; central heating radiator.

Family Bathroom 7'1" x 6'3" (2.16 x 1.91)



Having bath with wall mounted mains shower and side screen; wash hand basin; low level W/C.; single glazed window to the rear elevation; heated towel rail; fitted corner cupboard; complementary tiling.

Gardens



Metal gates lead to the gravel driveway and the front garden is laid to lawn with flower and shrub plantings, trees, side gravel area and hedge boundary. The rear garden has wrap around lawn also to the side with flower and shrub plantings, trees, gravel area and having timber fence and hedge boundaries. Side gate.

Garage



Accessed by barn style doors.

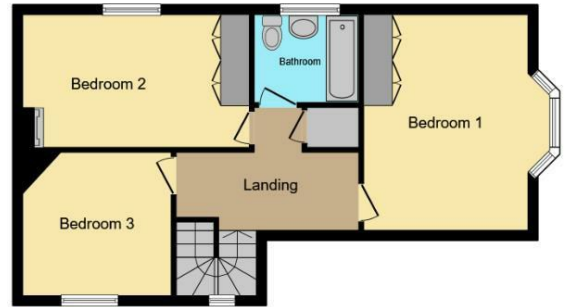
Brick Outbuildings

One housing central heating boiler; plumbing for washing machine; further appliance space; single glazed window to the rear elevation; sink set in a base unit. Second outbuilding used for storage.

Floor Plan



Ground Floor
Floor area 106.8 m² (1,149 sq.ft.)

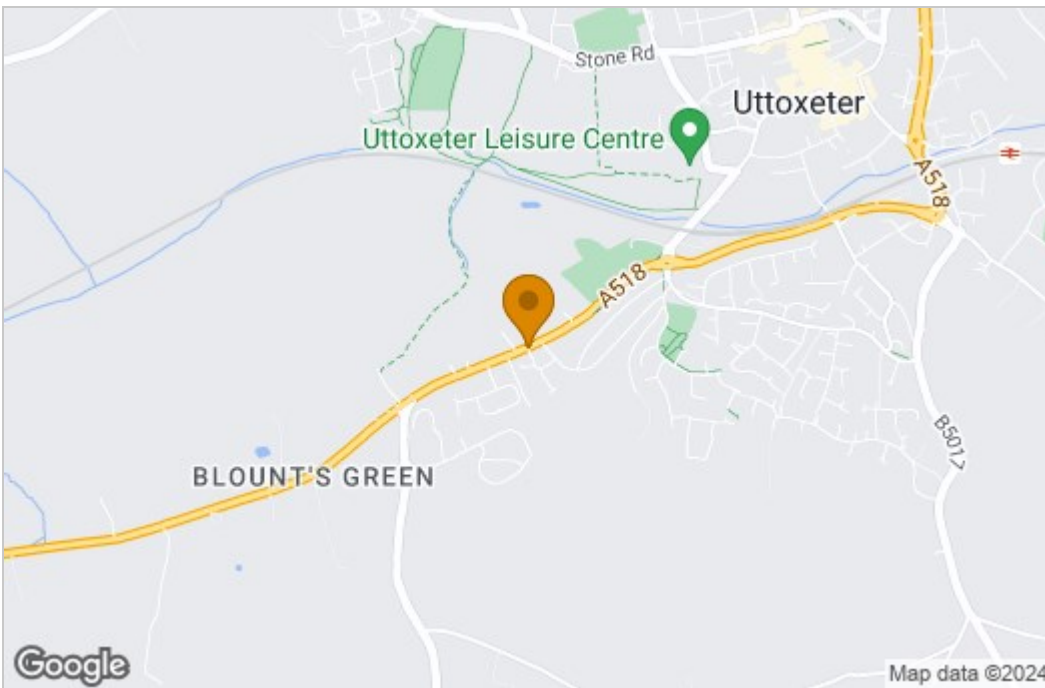


First Floor
Floor area 54.8 m² (589 sq.ft.)

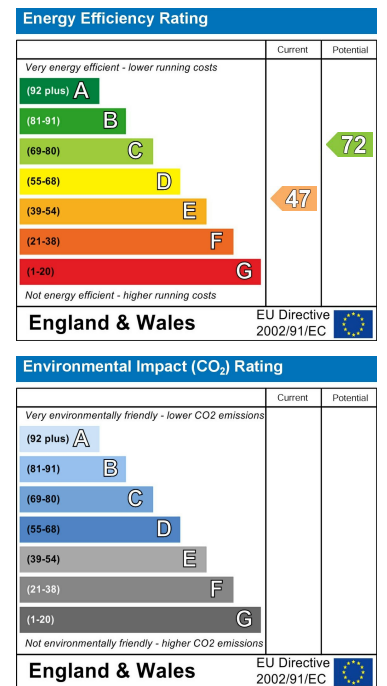
TOTAL: 161.5 m² (1,739 sq.ft.)

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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