



# RE/MAX

## PROPERTY HUB



**2 Fairfield Road, Uttoxeter, ST14 7JY**

**Asking price £299,950**

This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space.

Built in circa 1910, this house exudes character and history, providing a unique charm that is hard to find elsewhere.

being close to the town centre, you'll have easy access to local amenities, shops, and restaurants, making daily errands a breeze.

Don't miss out on the opportunity to own this lovely property in a prime location. Whether you're looking for a family home or a peaceful retreat, this house on Fairfield Road has the potential to be the perfect place for you. Book a viewing today and envision the life you could create in this wonderful home!

## Porch

Accessed via uPVC door with further door leading to the entrance hallway.

## Entrance Hall

With Quarry tiled flooring, doors leading to lounge and kitchen, stairs to the first floor and built in under stairs storage cupboard.

## Lounge 12'1" x 11'11" (3.70 x 3.65)

Situated overlooking the front of the property the lounge has a walk-in bay window and a focal central chimney breast with a brick hearth plus a built in cupboard in the recess.

## Kitchen 10'7" x 9'9" (3.24 x 2.98)

With a range of base and eye level units with fitted work surfaces and inset sink unit, fitted gas hob with an extractor hood over, built in electric oven and an integrated fridge freezer. There is a tiled floor and two windows overlook the side elevation.

## Dining Area 11'8" x 10'5" (3.56 x 3.19)

The separate dining room is positioned to the rear of the home also having a focal exposed brick fireplace, with log burner and a window providing natural light.

## Conservatory 10'9" x 9'2" (3.28 x 2.81)

This room provides further living space, overlooking the established enclosed garden which can be accessed via the French doors to the patio.

## Utility Room & W/C

The utility room has a fitted worksurface to one side with an inset sink unit, space for appliances plus the wall mounted combination central heating boiler. A door gives access to the rear garden and an internal door leads to the cloakroom/WC which has a white two piece suite and the same tiled floor as the utility.

## Bedroom One 14'2" x 11'8" (4.32 x 3.56)

With window to the front elevation and decorative feature fireplace.

## Bedroom Two 10'9" x 10'7" (3.28 x 3.23)

With window to the rear and fitted wardrobes.

## Bedroom Three 10'5" x 4'10" (3.20 x 1.49)

with window to the rear elevation.

## Shower Room

A modern white suite incorporating a corner double shower cubicle with a mixer shower over and complementary tiled splash backs, sink and W/C.

## Outside

To the front is a well stocked border and a wide block paved driveway providing off road parking.

At the rear there is an enclosed paved patio providing a pleasant seating area enjoying the afternoon sun with gated access to the front

elevation. Positioned to the side of the home is a lovely garden which is mainly laid to lawn with well stocked borders containing a variety of shrubs and plants and an excellent paved patio adjacent to the conservatory providing a delightful seating and entertaining area. Gated access leads to the front.



# Floor Plan



**Ground Floor**  
Floor area 66.0 m<sup>2</sup>



**First Floor**  
Floor area 42.8 m<sup>2</sup>

**TOTAL: 108.8 m<sup>2</sup>**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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