



159 Uttoxeter Road, Draycott, Staffordshire ST11 9AB
Offers around £220,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

Charming Traditional Semi-Detached Home with Breathtaking Countryside Views!

Nestled in a highly desirable, non-estate location, this delightful semi-detached property offers an idyllic blend of countryside tranquility and modern convenience. Boasting spectacular far stretching views, this home sits within a generous plot, providing ample space for both relaxation and potential.

Step inside to discover a spacious layout, beginning with a welcoming entrance hall that opens into an expansive, open-plan lounge/dining area. Originally two separate rooms, the space has been thoughtfully combined, creating the perfect environment for family living and entertaining guests.

The traditional kitchen, featuring cream and wood cabinetry, offers a practical layout and direct access to the rear garden, making it ideal for al fresco dining and outdoor enjoyment.

Upstairs, you'll find two generously-sized double bedrooms, a cosy single bedroom, and a recently upgraded bathroom that perfectly blends style with practicality.

Externally, the property exudes charm, with a beautifully maintained front garden accessed via a quaint gate, lush lawn, and attractive flower borders. To the rear, a spacious paved patio area opens to a large, well-kept lawn, complemented by a detached garage and ample parking space, all easily accessible from Draycott Old Road.

Perfectly positioned along Uttoxeter Road, this home offers a rare opportunity to enjoy peaceful countryside living while being within easy reach of local amenities. A property that promises both comfort and potential in a stunning setting — don't miss out on the chance to make this charming home yours!



The Accommodation Comprises

Entrance Hall

Upon entering through the UPVC entrance door, the hallway provides access to all rooms and the staircase to the upstairs.

Lounge

14'2" x 10'11" (4.32m x 3.33m)

Located at the front of the house, features a UPVC bay window and offers plenty of space with radiator below. It is measured separately from the dining area, although the two spaces flow together as one open area.

Dining Area

11'5" x 10'11" (3.48m x 3.33m)

At the rear of the property, a UPVC window offers a view of the garden. The room features a focal point fireplace and built-in shelving.

Traditional Kitchen

14'2" x 5'10" (4.32m x 1.78m)

Featuring a good range of high and low level cream and brown cabinetry with plenty of work surface space, complemented by wooden-effect countertops and part-tiled splash-backs. A stainless steel sink unit is positioned beneath one of the two windows with mixer tap and drainer. There is plenty of under-counter space for appliances. The room also includes a tiled floor, a double radiator, and rear access.

First Floor

Landing

Access to all rooms.

Bedroom One

13'0" x 10'11" (3.96m x 3.33m)

The main bedroom features a UPVC bay window, similar to the lounge below, which adds extra space and provides countryside views. It also has laminate flooring and a radiator.

Bedroom Two

11'5" x 10'9" (3.48m x 3.28m)

Another generously sized double bedroom offers a charming rear view of the garden. It also features an elegant ornamental fireplace, enhancing the room's character, along with built-in storage for added convenience and a laminate floor.

Bedroom Three

6'4" x 5'11" (1.93m x 1.80m)

A cosy single room, featuring laminate flooring and a UPVC window that allows plenty of natural light to brighten the space. Perfect for a home office, nursery, or guest room.

Bathroom

6'9" x 5'10" (2.06m x 1.78m)

Beautifully upgraded with a four-piece suite, including a panel bath with a mixer tap and a handheld shower spray, positioned under a privacy window. There's also a separate double shower unit with a glass enclosure and door, a pedestal wash hand basin, and a low flush WC. The room is fully tiled, featuring elegant marble tiles on the walls and a contrasting tiled floor. For added comfort, there is a towel radiator.

Outside

The property is situated in a desirable non-estate location, set back from Uttoxeter Road, offering scenic countryside views directly opposite. Pedestrian access is at the front, where a charming picket gate and paved path lead to the entrance, complemented by a lawned front garden with flower borders. Gated access to the side leads to the rear, which has been thoughtfully slabbed for low maintenance, featuring two generous patio areas ideal for outdoor entertaining. The rear also includes a lawned area, a summerhouse, off-road parking (accessible via Draycott Old Road), and a detached garage, providing useful storage space if needed.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.





