

High Street  
Uttoxeter, ST14 7BP

John German



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£695,000



Extremely handsome, traditional detached residence with well-planned and extended accommodation, providing a superbly proportioned and balanced family sized home, occupying a delightful established plot extending to approximately 0.33 acre in total, on the edge of the town centre, within walking distance to its wide range of amenities.

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Built in the late 1920's, internal inspection and consideration of this traditional and individual home is absolutely essential to appreciate the amount of work carried out by the current owners, including the well-planned two storey extension which provides generously sized accommodation, offering a fabulous balance between the versatile ground floor living space with the four double bedrooms and three bath/shower rooms. Tastefully presented and well appointed throughout, occupying a good-sized plot which extends to approximately 0.33 acre in total and enjoying a good degree of privacy, also incorporating off-road parking for numerous vehicles and a garage.

Situated on the edge of the town centre offering easy access to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the highly regarded three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

#### Accommodation

A tiled canopy porch with a uPVC part obscure double glazed door opens to the welcoming reception hall, providing an impressive introduction to the family home with an original staircase rising to the first floor and cupboard beneath, and a feature tiled floor which extends to much of the spacious ground floor accommodation.

The comfortably sized lounge extends to the depth of the home, with a focal fireplace and log burning effect gas fire, and ample natural light provided by a front facing window and a deep walk-in bay overlooking the pleasant rear garden. Also overlooking the rear garden is a delightful snug/sitting room, also having a focal fireplace with an electric living flame effect fire.

The real heart of the home is the hugely impressive living dining kitchen, also extending to the depth of the home and providing space for both dining and soft seating, with wide uPVC double glazed French doors providing direct access to the patio and a view of the garden. There is an extensive range of fitted units with a matching island, all with granite worksurfaces and small breakfast bar, an inset Belfast style ceramic sink set below the front facing window, space for a range stove with an extractor over, plus an integrated dishwasher and fridge. The fitted utility room has a range of units with worktop and an inset sink unit set below a front facing window, plumbing for washing machine and space for additional appliances.

A spacious side hall approached from the living kitchen via part glazed double doors has a uPVC part obscure double glazed door to the side elevation, a useful built-in storage cupboard, and doors to the remaining ground floor accommodation, and the fitted guest cloakroom/wc. The study has a side facing window, and the versatile dual aspect dining room, which could easily be used as a family/further sitting room, has wide French doors opening to the patio and garden. With minimal alteration, this part of the ground floor accommodation could easily be utilised as an annex area for a dependent relative.

To the first floor, the pleasant landing area provides space for reading or an additional study area, having a skylight providing natural light along with the sun pipe. Doors lead to the four good sized bedrooms, all of which can easily accommodate a double bed and furniture, and the fitted family bathroom, which has modern four piece suite incorporating both a panelled bath and separate double shower cubicle. The spacious master and bedroom two both benefit from built-in wardrobes and ensuite facilities. The master has a luxury ensuite bathroom with a four piece suite incorporating both a panelled bath and separate double shower cubicle.

#### Outside

To the rear, a spacious paved patio provides a lovely seating, entertaining and dining area, leading to the enclosed garden which is predominantly laid to lawn, with well stocked beds and borders containing a variety of shrubs and plants, pond with water feature, space for a summerhouse and shed, all enjoying a degree of privacy, with gated access to the front.

The wide frontage of the property has a further good-sized lawn with well stocked beds and borders containing a variety of established shrubs and plants, space for a shed and concealed storage for garden waste. A tarmac driveway provides parking for numerous vehicles, leading to the property where there is an attached garage.

In total the plot extends to approximately 0.33 acre.

**What3word:** [///jetted.highly.latitudes](https://jetted.highly.latitudes)

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Large driveway & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/15102025

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





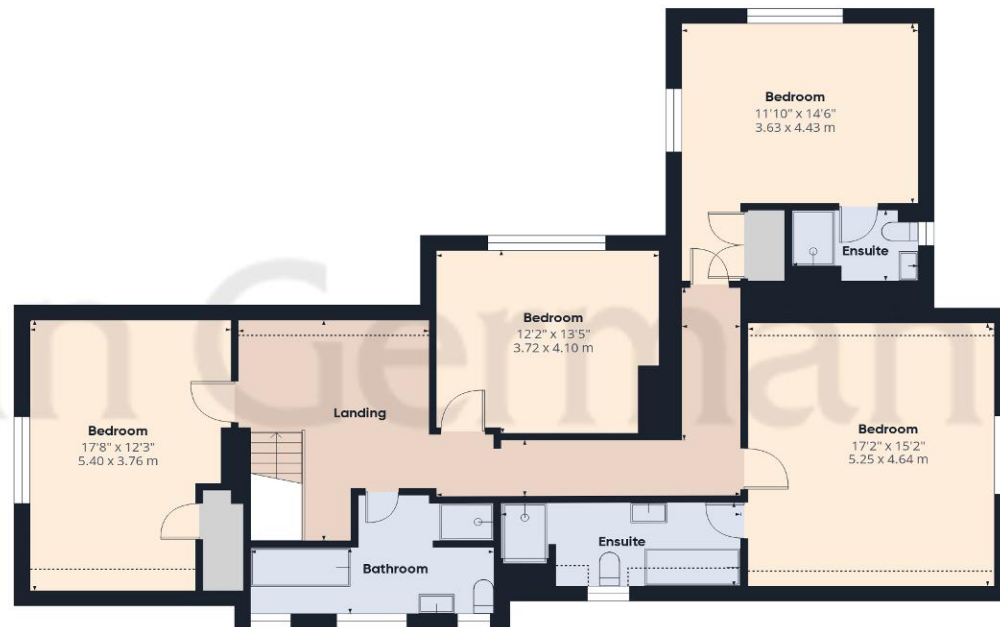








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2645 ft<sup>2</sup>

246 m<sup>2</sup>

Reduced headroom

65 ft<sup>2</sup>

6.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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