

# Highwood Road

Uttoxeter, ST14 8BJ

John German









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£635,000

Extremely attractive individually designed and built home providing enhanced and immaculately maintained accommodation which offers a huge amount of versatility. Occupying a delightful plot extending to approx 0.23 acre in total, located on a highly respected and sought-after road.

John Gorman

Consideration and internal inspection of this hugely impressive and deceptively spacious home is absolutely essential to appreciate the extremely versatile accommodation which is highly suitable for a variety of potential types of buyers - whether moving up in the market or into town, families including multi-generational or blended households, and those who work from home. The property extends to over 2500 square feet and is able to be used as a five or six bedroom home depending on your needs. Beautifully presented and enhanced by the current owners, the home is also appointed to a superior standard throughout including underflooring heating to the ground floor, solid oak internal doors, superior bath/shower rooms, granite tops in the dining kitchen, energy efficient lighting, Hive heating controls, multiple external power points, plus an alarm system and CCTV.

Occupying an enclosed and established plot which extends to approximately 0.23 acre in total with well-tended beds and borders and the relaxing sound of flowing water provided by the shallow stream running through the rear garden. The extended driveway has the extra security of locking removable posts to the front providing parking for a multitude of vehicles (including caravans or motorhomes). Situated on a highly respected and sought-after road within easy reach of both local amenities and the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - A canopy porch with a composite and part obscure double glazed entrance door and side panel opens to the hugely impressive atrium reception hall, providing a fabulous introduction to the home and an immediate idea of the quality on offer. It has lovely Karndean flooring with underfloor heating that runs through the entire ground floor, stairs rising to the first floor and a window providing additional natural light plus three useful built-in storage cupboards ideal for family life. Solid oak doors lead to the versatile and well-proportioned ground floor accommodation.

The good-sized dual aspect lounge is immersed in natural light, with a focal chimney breast housing a gas coal burner effect fire set on a tiled hearth, and uPVC French doors opening to the side patio. Part glazed double doors open into the light and airy dining room which has a wide rear facing window overlooking the garden and part glazed double doors returning to the reception hall.

The partly remodelled dual aspect dining kitchen has a range of base and eye level units with fitted granite worksurfaces and an inset sink unit set below the rear facing window, an integrated dishwasher, a dual fuel Rangemaster stove with an extractor hood over and space for a fridge/freezer, plus a uPVC double glazed door providing direct access to the garden and patio. The separate fitted utility room also has a range of units with worktops and an inset sink unit set below the side facing window, and space for white goods.

There are two bedrooms positioned on the ground floor, both able to accommodate a double bed, with the principle dual aspect room having the benefit of a superior fitted ensuite shower room which has a modern white suite incorporating a double shower cubicle with a mixer shower over and fitted storage. The second bedroom is currently utilised a study, also making an ideal snug or teenagers lounge, having built-in storage/wardrobe and a front facing window.

Completing the ground floor space is the fitted guest WC, having a white modern two-piece suite with fitted storage, a heated towel rail and a ceramic tiled floor.

To the first floor the part galleried landing has a built-in airing cupboard and two skylights providing additional light to the reception hall. Solid oak doors lead to four generously sized bedrooms, all of which can accommodate a double bed and furniture. The fabulous dual aspect master bedroom has the benefit of both a separate dressing room which has a range of fitted furniture and a rear facing window, and a superior fitted ensuite bathroom which has a white modern five-piece suite incorporating both a corner panelled spa bath and a separate double shower cubicle with a mixer shower over, plus his and hers wash hand basins.

Finally, there is the superior fitted family bathroom which also has a five-piece suite incorporating a panelled bath, separate shower cubicle and his and hers wash hand basins.

Outside - Set in a plot that in total extends to approximately 0.23 acre, with a westerly facing rear garden laid mainly to lawn wrapping around to the side of the home along with a lovely natural Indian stone patio providing a lovely seating and entertaining area in addition to further gravelled relaxing area and well stocked and tended beds containing a large variety of shrubs and plants. A feature of the garden is the shallow stream which flows through part of the lawn. To the side of the home there is an extremely useful timber built shed (approx.16' x 10') which has power points and light, plus a further shed (approx. 6' x 8'), and gated access to the front via both side elevations.

To the front an extended gravelled driveway with brick edging provides secure parking for multiple vehicles and space for a caravan/motorhome, shrub borders and natural Indian stone paving adjacent to the front door, and security PIR lighting. The well-proportioned double garage has two electronically operated up and over doors, with power and light, plus direct access into the home and also to the rear garden.

**W3W:** language.motivator.delight  
**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  
**Electricity supply:** Mains  
**Sewerage:** Mains  
**Parking:** Large drive & double garage  
**Water supply:** Mains  
**Heating:** Mains 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 G  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/13022026

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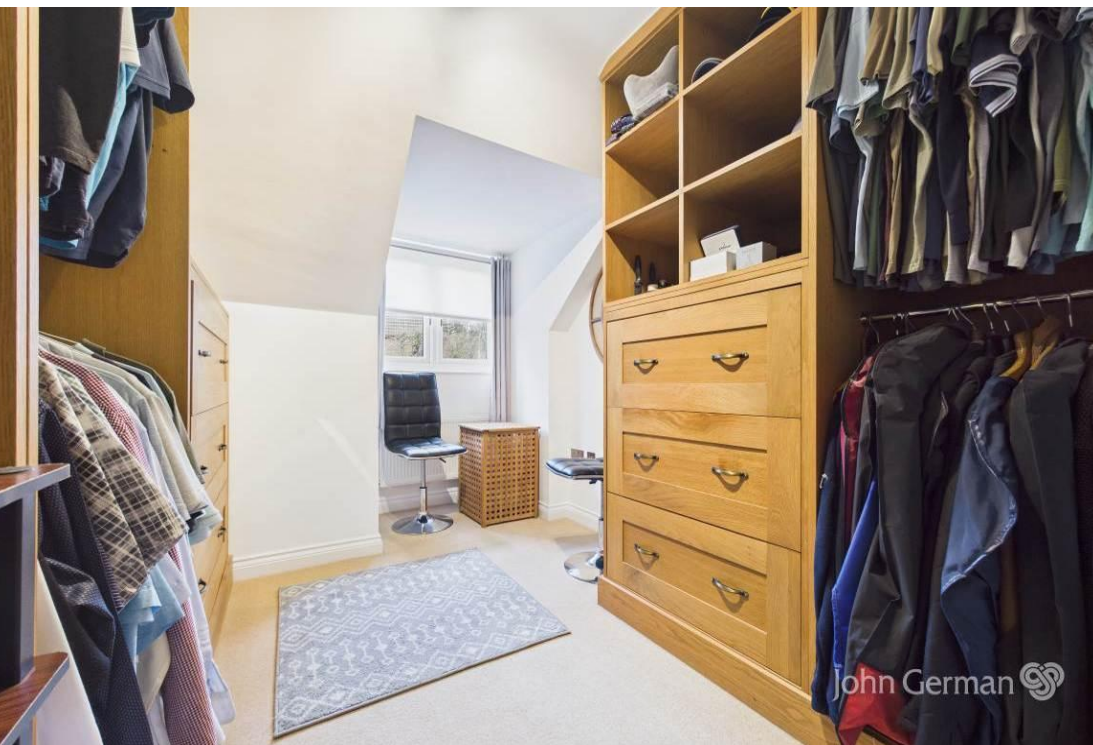












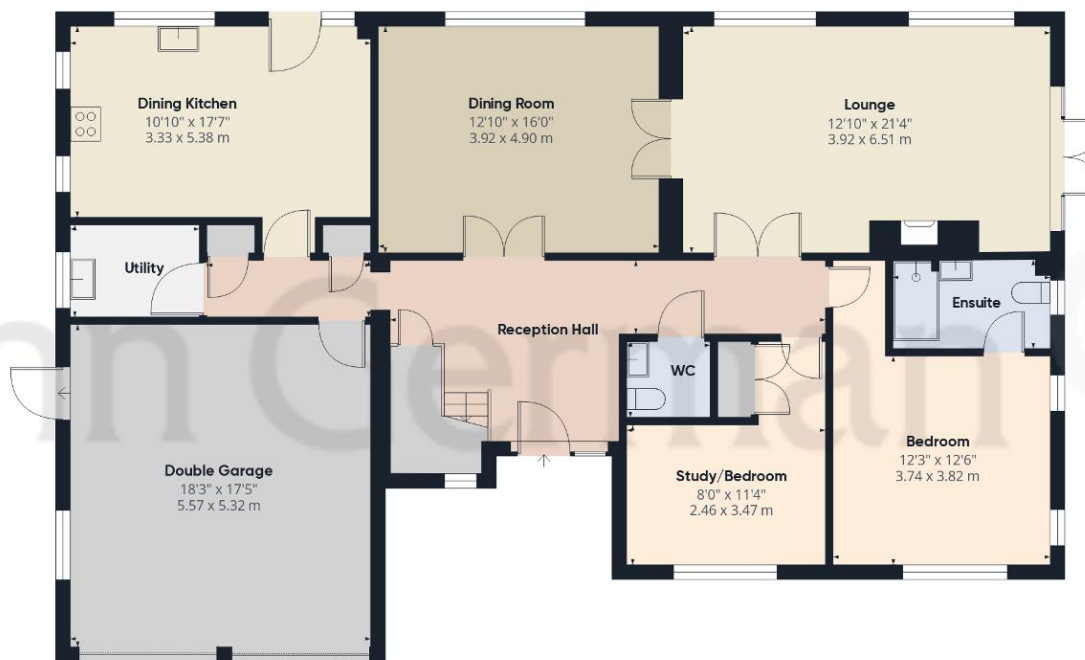












Ground Floor

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

2691 ft<sup>2</sup>

250 m<sup>2</sup>

Reduced headroom

146 ft<sup>2</sup>

13.6 m<sup>2</sup>



Floor 1

(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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**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		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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