

New Road

Uttoxeter, ST14 7DQ

John 
German





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£275,000

Extremely attractive traditional semi-detached bay fronted home with extended ground floor accommodation providing a fantastic dining kitchen and utility room. Immaculately presented throughout and occupying a pleasant plot on a popular road.

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Highly suitable whether searching for your first home or moving either up or down the property ladder, internal inspection and early consideration of this hugely impressive 1930's semi-detached home is essential to appreciate the fabulous mix of retained character with modern specification living, including the ground floor extension and re-modelling which provides an excellent dining kitchen overlooking the rear garden plus a fitted utility and downstairs WC. The property is thoughtfully and tastefully presented throughout by the current owners to provide a 'turn key' home to be proud of.

Situated on the service road set back from New Road within close proximity of local amenities including Tynsell Parkes First School and the Tesco Express mini-supermarket. It is also within easy reach of 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. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A traditional arched porch with a feature tiled floor and an eye-catching composite entrance door opens to the welcoming hallway which has stairs rising to the first floor and original doors to the extended ground floor accommodation.

The delightful front facing lounge has a wide walk-in bay window providing ample natural light and a focal exposed brick chimney breast with a log burner set on a hearth. Double doors open to the fantastic extended dining kitchen, providing the heart of the home with a door back to the hallway. In the dining area a focal chimney breast has dresser units either side and a tiled floor flowing into the kitchen which has an extensive range of shaker style units with fitted timber worktops and a matching peninsula breakfast bar, an inset ceramic sink unit set below the window overlooking the rear garden, a fitted electric hob with an extractor over and oven under, an integrated fridge and freezer, plus a uPVC part double glazed door and side light providing access outside.

Completing the ground floor space is the fitted utility room which has a range of shaker style units with work surfaces and an inset sink unit set in the rear facing bay window, plumbing for a washing machine and a door to the fitted downstairs WC.

Upstairs the pleasant landing has a side facing window providing light and original doors leading to the three bedrooms, two of which has easily accommodate a double bed and furniture, with the third bedroom having a feature 'nosey-parker' bay window. Finally, there is the superior fitted family bathroom which has white modern suite with complementary tiling incorporating a panelled shower bath with mixer shower and glazed screen above.

Outside - To the rear the southerly facing enclosed garden has a feature natural stone paved patio with brickedging providing a lovely seating and entertaining area, leading to the good-sized lawn and the sizeable and useful shed. The patio extends to the side of the property where there is useful storage space and gated access to the front. To the front is a gravelled driveway providing parking for several vehicles. A natural stone paved path leads to the front of the home where there is matching paving.

W3W: acclaimed.tones.under

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable - 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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10042026





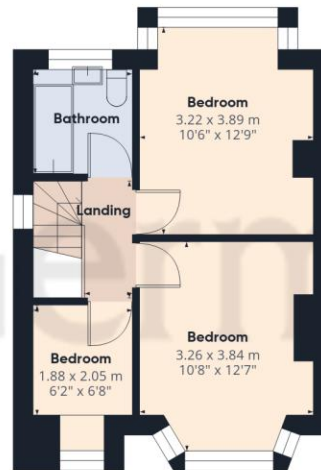


Ground Floor

Approximate total area⁽¹⁾

75.5 m²

813 ft²



Floor 1

(1) Excluding balconies and terraces

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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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.

Agents' Notes

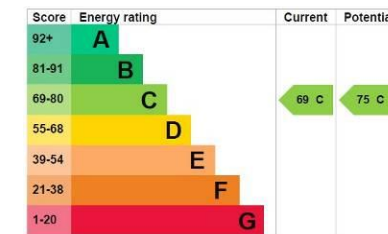
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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.



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