



This lovely traditional bay fronted semi is in a great spot on the outskirts of town on a quiet no through road, in walking distance of Uttoxeter's excellent range of amenities including the train station and the racecourse.



Offers in region of £260,000

This charming home benefits from uPVC double glazing and central heating comprising in brief entrance hall, bay fronted lounge, large dining room, extended fitted kitchen, first floor bathroom and three bedrooms. With off road parking in front and an enclosed rear garden.

Uttoxeter provides excellent schools, sports and leisure facilities, bars, restaurants, and a variety of local shops. There are superb transport links via the A50 to the M1 and M6, with easy access to Derby, Stoke, and Stafford, the Peak District is just a short driveaway. Uttoxeter also features its own railway station.

Moving on to describe the property in more detail starting with the spacious entrance hall which has a part double glazed composite entrance door and a uPVC double glazed window, central heating radiator, picture rail and stairs rising to the first floor with a large understairs storage cupboard, internal doors lead off to the ground floor living spaces with art deco style handles.

The front living room features a charming uPVC double glazed bay window and an original fire fireplace with a handsome wooden surround and a tiled back and hearth. Central heating radiator and picture rails.

The dining room has two original built-in cupboards built on either side of the chimney breast (the fire had previously been removed) uPVC double glazed window to the rear, central heating radiator.

The kitchen has been extended to provide plenty of space for a comprehensive range of base and eye level units, roll edge worksurfaces, inset sink unit, tiled splashbacks, built-in oven and a four-ring gas hob with extractor hood over. There is plenty of space for the usual remaining appliances, uPVC double glazed windows to the side and rear and a matching entrance door into the garden.

On the first floor stairs lead to the landing again having original picture rails, a uPVC double glazed window to the side and doors leading off to the bedrooms and bathroom.

Bedrooms 1 and 2 are lovely double rooms both with fitted wardrobes, uPVC double glazed windows and central heating.

Bedroom 3 is a good single currently used as a craft room again with a uPVC double glazed window and a central heating radiator.

The family bathroom has been refitted with a full three piece suite comprising concealed flush WC, vanity washbasin with storage under, panelled bath with a shower over, full height ceramic tiling, built-in airing cupboard, uPVC double glazed window to the rear, central heating radiator.

Outside to the front of the property is hardstanding for up to two vehicles with a low maintenance garden. Gated access to the side leads to a fully enclosed rear garden being mainly laid to lawn with an ornamental border, paved patio areas, a potting shed, Summerhouse brick built outhouse and a coal bunker.

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: TBC

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: JGA30082024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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