

Alexandra Crescent

Uttoxeter, ST14 7LQ

John German



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John German ©

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£345,000

Attractive Traditional Detached Home with Well-Presented and Immaculately Maintained Extended Accommodation Occupying a Delightful Position with an Enclosed Couth Facing Rear Garden & Allotment Views to the Front, Situated within a 'Stones Throw' of the Town Centre & its Amenities.

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Whether looking to move either up or down the property ladder, internal inspection of this delightful traditional home is essential to appreciate its excellent condition and well-planned extended accommodation incorporating an impressive open plan living dining kitchen, all providing a blank canvas to move straight in and then make it your own. Occupying a super position with the south facing rear garden which enjoys a degree of privacy, and first floor views over allotments.

Situated on the very edge of the town centre within easy walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation: An enclosed porch with side facing windows has a uPVC part obscure double-glazed door opening to the hallway, where stairs rise to the first floor and a door leads to the extended ground floor accommodation.

The generously sized lounge has focal chimney breast with an inset living flame effect gas fire, and a front facing window providing ample natural light. The real hub of the home is superb open plan living dining kitchen which overlooks the south facing rear garden and has uPVC double glazed French doors providing direct access outside. There is a range of base and eye level units with kickboard lighting and granite worksurfaces, an inset sink unit overlooking the garden and a fitted induction hob with a contemporary extractor over, a built-in electric oven and space for additional appliances, plus a useful under stairs cupboard.

The fitted utility room has a range of units with worktops and an inset sink unit, plumbing for a washing machine and the wall mounted central heating boiler, a uPVC part double glazed doors providing access to the garden, and a further door to the fitted downstairs wc which has white tow piece suite. Finally there is a door to what was the garage, currently having a partition wall to provide a useful store/hobby room which has power, light and a radiator -also providing potential to be converted into a permanent additional reception room (subject to obtaining the necessary consents).

To the first floor the pleasant landing has a built-in airing cupboard and a loft hatch. Doors lead to the four good-sized bedrooms, two of which can easily accommodate a double bed, with the three front facing rooms enjoying a view towards allotments and the rear facing room overlooking the garden and town roofscape. The front facing master has the benefit of an ensuite shower room which has white suite incorporating a cubicle with an electric shower over. Completing the accommodation is the fitted family bathroom, having a white suite incorporating a panelled bath with an electric shower and folding screen above.

Outside: To the rear the well-tended south facing garden is enclosed to three sides by a mixture of timber fencing and established hedges, enjoying a degree of privacy. A paved patio provides a delightful seating and relaxing area leading to the good-sized lawn which has well stocked borders and a young apple tree, a shed, mains power supply, outside tap and a gate leading to a shared access to the front. To the front a block paved driveway provides off-road parking, leading to the front of the garage which currently provides a small storage area having an up and over door (the removal of the partition wall would revert back to a standard garage).

W3W – paddocks.bulk.boxing

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 C

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

Our Ref: JGA17062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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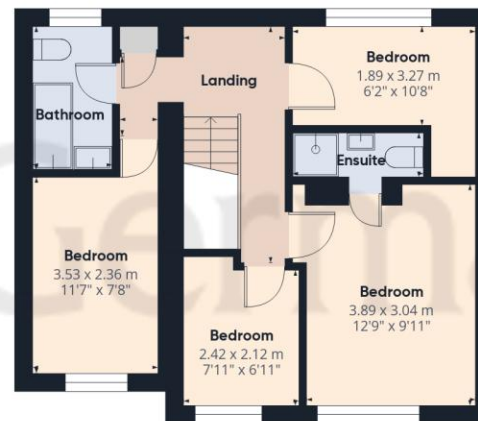


Ground Floor

Approximate total area⁽¹⁾

111.5 m²

1199 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.

GIRAFFE360



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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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