

Stafford Road

Uttoxeter, ST14 8DW

John German



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£429,995

Extremely attractive traditional 1930's detached home extended to provide generously sized, well planned and balanced family sized accommodation. Occupying a pleasant position with parking to the rear, on a well regarded road within easy reach of the town centre and its wide range of amenities.

Internal inspection and consideration of this well-proportioned and tastefully presented family sized home is essential to appreciate its extended layout providing ample ground floor living space, combined with its four first floor bedrooms. Occupying a pleasant plot with off road parking and a garage to the rear accessed from Back Westlands Road.

Situated on a well-regarded road providing easy access to the town centre and its wide range of amenities 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 - uPVC double glazed double doors with side lights open to the enclosed porch where original timber and part leaded stained glazed doors open to the welcoming hall providing an immediate impression of the spacious accommodation on offer. Stairs rise to the first floor and doors lead to the spacious and versatile ground floor accommodation.

The well-proportioned lounge has a wide walk-in bay window to the front and a focal chimney breast with a display fireplace and brick hearth. Folding doors lead to the open plan dining area which has a feature tiled floor flowing into the kitchen that has an extensive range of units with worksurfaces and inset ceramic sink set below the rear facing windows, a gas range stove (included) with an extractor hood over plus integrated appliances including a dishwasher, fridge/freezer and wine fridge. In the dining area, uPVC double glazed French doors open to the brick base and uPVC double glazed constructed garden room, providing adaptable living space having power and light, plus French doors opening to the rear patio.

An inner lobby has doors leading to the fitted utility room which has a fitted worktop and a range of units plus space for white goods. The rear hall has a composite and part double-glazed door to the patio, and a further door to the downstairs WC which has a white refitted Roper Rhodes piece of bathroom furniture and a panelled wall.

Completing the ground floor accommodation and approached from the hallway is the additional separate reception room, making an ideal family/sitting room, but adept to be used a fifth bedroom depending on your household's needs.

To the first floor the landing has original doors leading to the four bedrooms, three of which can easily accommodate a double bed and furniture, and the fitted family bathroom which has a white suite incorporating a panelled shower bath with a mixer shower and glazed screen above plus complementary tiled splashbacks and half tiled walls. The spacious front facing master has the benefit of a fully tiled ensuite shower room which has a white suite incorporating a double cubicle with a mixer shower over.

Outside - To the rear, a wide paved patio extends to the width of the plot in addition to a gravelled seating area, providing a pleasant seating and entertaining area with steps to the enclosed garden laid to lawn with barked borders. A picket gate leads to the double width tarmac driveway approached from Back Westlands Road, providing off road parking giving access to the detached garage that has timber double doors and power.

To the front is a delightful garden laid mainly to lawn enclosed by established hedges, and a paved patio with brick edging providing a lovely seating and dining area.

What3Words: painters.overlaid.writing

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: 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 E

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

Our Ref: JGA/24042026

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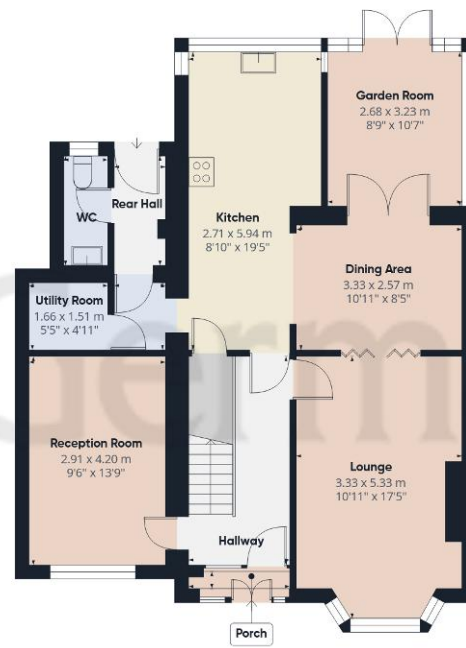






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Ground Floor

Approximate total area⁽¹⁾

136.8 m²

1473 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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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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