

Stafford Road

Uttoxeter, ST14 8DN

John 
German





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£675,000

Extremely rare opportunity comprising a handsome traditional semi detached home along with a detached barn conversion providing well proportioned independent living. Occupying a plot extending to approx. 0.89 acre in total on a well regarded and sought-after road.



Highly suitable for a variety of potential buyers including multi-generational families or blended households, those who work from home or potential holiday let, viewing and consideration of this extremely rare opportunity is absolutely essential to appreciate the versatility and amount of accommodation on offer. Combined with the excellent outside space which in total extends to approximately 0.89 acre incorporating a small paddock extending to approx. 0.53 acre, useful home office/cabin with power and hardwired internet overlooking tended gardens, workshop, brick-built outbuildings and off-road parking for numerous vehicles.

Situated on a highly respected and sought-after road which provides easy access to the town centre with 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. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - The House

A traditional tiled canopy porch with a composite, part obscure and stained double glazed entrance door, opens to the welcoming hallway which provides an immediate impression of the characterful and well-presented accommodation on offer, with stairs rising to the first floor and doors leading to the generously sized ground floor accommodation. A further door opens to the stairs leading to the useful cellar which has power and light, water, units and a stainless-steel sink unit – ideal to be used as a utility room or whatever purpose best meets your needs.

The comfortably sized lounge has a wide walk-in bay window to the front allowing the natural light to flood in, a focal chimney breast and coal effect gas fire with a feature marble surround. Behind is the separate dining room which also has a focal chimney breast with a focal cast fireplace and arched recesses either side, plus a wide side facing window.

The spacious dining kitchen has dual aspect windows and a range of units with fitted worksurfaces, an inset sink unit set below a wide side facing window, a fitted electric hob with an extractor over, a built-in double oven, an integrated dishwasher, space for a fridge/freezer, the freestanding central heating boiler and a built-in pantry.

The rear porch has a built-in cloaks/storage cupboard and a uPVC part double-glazed to the outside, plus a door to the fitted 'lootility' which has a modern two-piece suite along with a fitted shelving and plumbing for a washing machine.

The pleasant first floor landing has a built-in airing cupboard housing the hot water cylinder and access to the loft. Doors lead to the three good sized bedrooms which are all able to accommodate a double bed and benefit from fitted wardrobes. Completing the accommodation is the fitted family bathroom which has fully tiled walls and a three-piece suite incorporating a panelled bath with a mixer shower and folding screen above.

Annexe

A uPVC part obscure and stained double glazed entrance door opens to the spacious reception hall, with stairs rising to the first floor and doors leading to the well planned and generously sized accommodation.

The fitted dining kitchen extends to the depth of the property, with a range of base and eye level units and fitted worksurfaces plus an inset sink unit set below the wide front facing window, a fitted electric hob with an extractor over, built-in electric oven and microwave, plumbing for a washing machine plus additional appliance space. Folding glazed doors open to the generously sized, dual aspect living room which also extends to the depth of the property, including uPVC double glazed sliding patio doors to the outside, and a focal living flame effect electric fire with a feature surround. There is a fully working open fireplace behind this.

There are two ground floor double bedrooms each with fitted wardrobes, and the fitted bathroom which has fully tiled walls and a modern three-piece suite incorporating a panelled bath with an electric shower over, and a built-in airing cupboard.

Upstairs the landing has a useful walk-in storage cupboard and a door to the third double bedroom which has a side facing window. A further door leads to two useful interconnected store rooms with eave recesses, providing potential to converted (subject to obtaining the necessary consents/planning permission).

Outside

The properties are set in an enclosed plot which extends to approximately 0.89 acre in total, with outside seating areas and gardens laid to lawn with well stocked borders containing a variety of established shrubs and plants. The main lawn has a trellis arch leading to the extremely useful and versatile cabin/home office with has power and light, heating and hardwired internet coverage, plus two useful interconnected storerooms. A gate opens to the small paddock which measures approximately 0.53 acre, ideal for a few sheep or simply playing in.

A driveway with well stocked borders extends between the properties and through the majority of the plot, providing parking for numerous vehicles and space for a caravan/motorhome, leading to a useful workshop which has power and light and built-in storage.

Note: There is pending planning permission for a housing development on the adjoining land, this would only affect a small part of the westerly boundary and a balancing pond adjacent to the northerly boundary behind the paddock. The proposed site plan is available upon request.

WCW: Clarifies speeches.mystery

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: 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 TBC

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

Our Ref: JGA/23042026

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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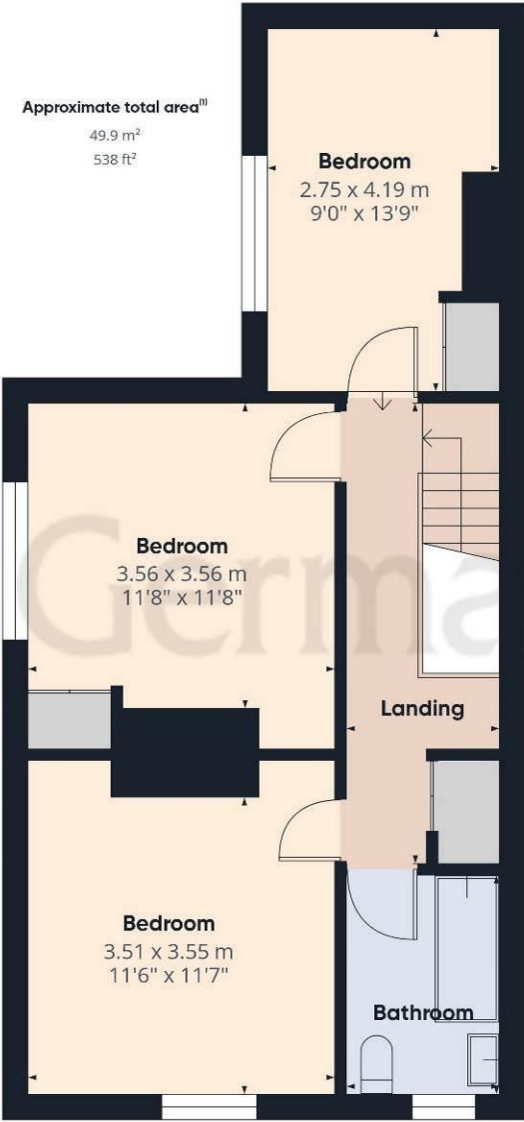
Main House

Approximate total area⁽¹⁾
63.4 m²
682 ft²



Ground Floor Building 1

Approximate total area⁽¹⁾
49.9 m²
538 ft²



Floor 1 Building 1

Approximate total area⁽¹⁾
19 m²
205 ft²



Floor -1 Building 1

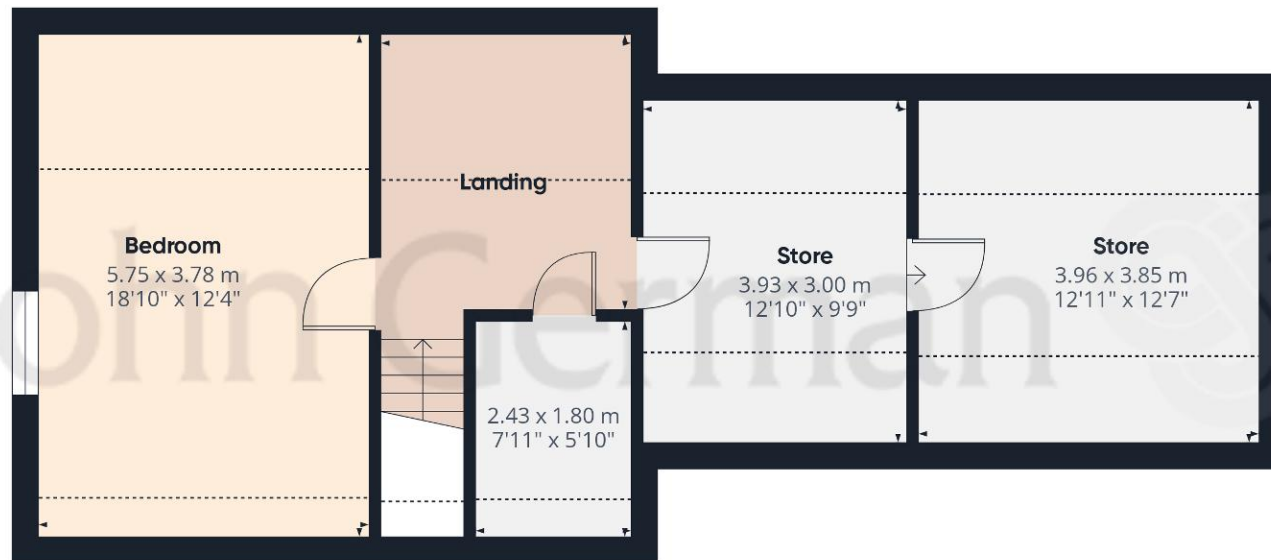
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

The Barn



Ground Floor Building 3



Floor 1 Building 3

Approximate total area⁽¹⁾

140.6 m²

1513 ft²

Reduced headroom

26.5 m²

285 ft²

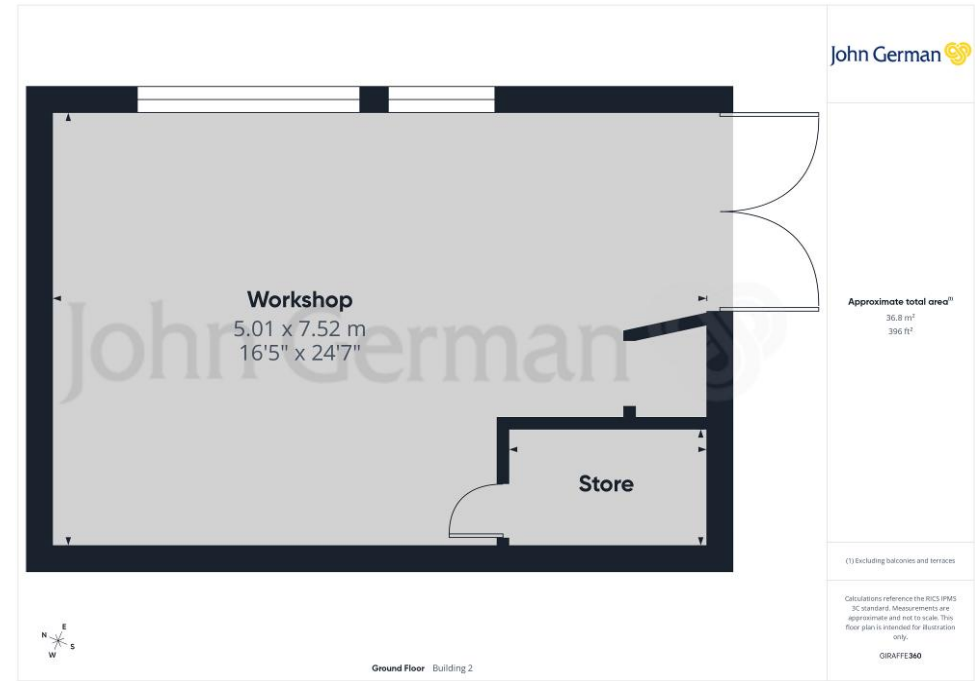
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

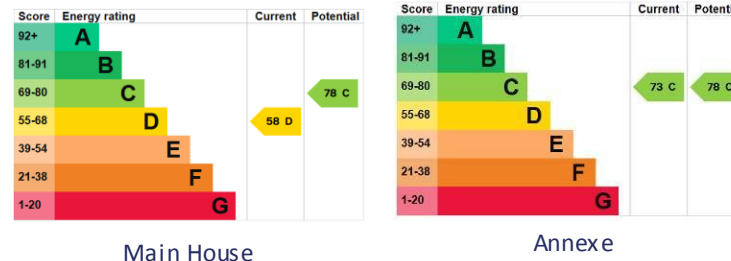
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John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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