

Alexandra Crescent

Uttoxeter, ST14 7LQ

John German





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£339,995

Attractive Traditional Home Providing Well-Proportioned Family Sized Accommodation, in Need of Some Improvement in Places, Situated on the Popular Road on the Edge of the Town Centre within a Short Walk to its Wide Range of Amenities.

For Sale with No Upwards Chain Involved, viewing and consideration of this substantial family sized home is highly recommended to appreciate its room dimensions and the wonderful balance between the ground floor living space and first floor bedroom sizes, combined with the opportunity to move in and then make the house your own home. Occupying a pleasant enclosed position and plot on the popular road, with off road parking.

Situated on the edge of the town centre within only a short walk to 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 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: The welcoming hallway provides a pleasant introduction to the home where stairs rise to the first floor, and doors lead to the spacious ground floor accommodation and the fitted downstairs wc. The front facing sitting room has a deep walk-in bay window with a fitted window seat allowing the natural light to flood in, enhanced by the additional side facing window. The focal point of the room is the central chimney breast which has an open fire with a feature surround and a tiled hearth. The separate well-proportioned living room is positioned to the rear of the home, also having a focal chimney breast with a coal effect gas fire and feature surround, an original dresser unit in one of the recesses and French doors opening to the side of the property.

The fitted kitchen has doors to both the living room and hallway. Having an extensive range of base and eye level units with fitted worksurfaces and an inset sink unit, a fitted gas hob with a contemporary extractor hood over, built-in double electric oven, and integrated appliances including a dishwasher, fridge and freezer. A wide opening leads into the good sized conservatory, currently utilised as a dining room, overlooking the rear garden with uPVC double glazed French doors leading to the decking, power points and heating, and a breakfast bar matching the kitchen worktops.

Completing the ground floor space is the utility room, which has a fitted worktop to one side with an inset sink unit, space for white goods and a side facing window.

To the first floor the pleasant landing has access to the loft via a fitted pull-down ladder, and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture. The front facing master has a focal original cast fire place and a built wardrobe in the chimney breast recess, and the benefit of a fitted ensuite shower room which has a modern white suite incorporating a corner cubicle with a mixer shower over. Finally, there is the fitted family bathroom, having a white suite with complimentary tiled splashbacks, incorporating a panelled shower bath with an electric shower and glazed screen over.

Outside: To the rear the garden is predominantly decked with gravelled edging and well stocked borders containing a variety of shrubs and plants, providing a lovely seating and relaxing area. To the side there is a paved patio with brick edging providing a further external entertaining space, with gated access to the front.

At the front of the home is an enclosed block paved garden with gravelled beds containing a variety of shrubs and plants. A block paved driveway provides off road parking.

W3W – bucket.landmark available

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: Fibre

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: JGA02032026







Ground Floor

Approximate total area^m
 1390 ft²
 129.3 m²



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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