

Stanley Crescent

Uttoxeter, ST14 7BB

John German





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£310,000

Spectacular period family home, fully renovated over recent years, beautifully presented and ready to move straight into. The layout includes a generous entrance hall, a bay fronted sitting room and stunning open plan kitchen and dining room, utility space to the rear and a ground floor WC.



The property has modern uPVC double glazing and central heating throughout. The location is extremely popular with families and young couples with the centre of town being within walking distance and close proximity of a full range of local schools. Also within easy reach of the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

The front entrance door opens into a spacious entrance hall with plenty of under stairs storage and a distressed wood effect floor, stairs rise to the first floor and doors lead off to the ground floor living spaces. To the front of the property is a spacious living room with a bay window overlooking the front garden fitted with plantain shutters, feature fireplace with log burning stove with a wooden mantle (please note the chimney is not fitted with a liner and the log burner does not have the current safety certificate), picture rails and wood effect flooring.

To the rear is the dining room which has been opened up to the kitchen creating a fabulous sociable family space with a window proving views down the garden, whilst another log burner provides a focal point with a rustic mantle, and wood effect flooring running through into the kitchen. The kitchen has been refitted with a comprehensive range of shaker style base and eye level units, beech block worksurfaces, inset Belfast sink unit with mixer tap and window to the side above, Smeg Range Cooker with double oven and grill, six ring gas burner, extractor hood over, and space for a slimline dishwasher. The original rear entrance door has been dipped to expose the beauty of the oak, it leads into the rear porch which leads out into the rear garden and where the old washhouses have been converted into a useful utility space with plumbing for a washing machine and housing a fridge freezer, plus a guest WC appointed with a low flush WC with built-in wash hand basin.

On the first floor, a central landing has a window to the side, access to the roof space, and doors to the bedrooms and bathroom. There are three well proportioned bedrooms, all served by the glamorous family bathroom which has recently been refitted with a four piece period style suite including a roll top claw foot bath, low flush WC, pedestal wash basin and a double shower enclosure.

Outside, the property is set back from the road and screened by a well kept privet hedge. There is hardstanding and a tarmac driveway that leads along the side of the property to the garage. The rear garden is an excellent size enjoying a good degree of privacy, mainly laid to lawn with herbaceous borders and a mature hedge at the rear. Adjacent to the rear of the house is a sheltered patio area.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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/>

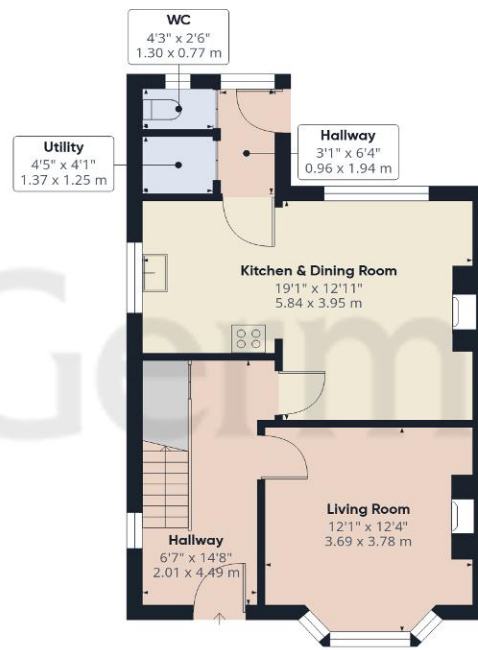
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

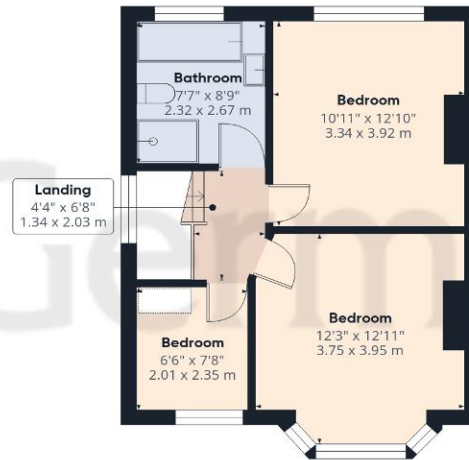
Our Ref: JGA/27022026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

939 ft²

87.2 m²

(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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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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