

New Road

Uttoxeter, ST14 7DD

John German



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£339,995

Extremely attractive traditional semi-detached with beautifully presented and appointed accommodation combining a wealth of character features and charm with modern living, with a delightful southerly facing garden and an impressive gym/home office, situated on the well-regarded and sought-after road.

Whether moving up or down the property ladder, viewing and serious consideration of this hugely captivating traditional home is absolutely essential to appreciate its true turnkey condition and the harmonious combination of retained features including its high ceilings, generously room sizes, fireplaces and the Minton tiled flooring in the hallway, combined with modern living including the highly impressive refitted kitchen. An added advantage of what's on offer is the versatile gym positioned at the bottom of the southerly facing garden, having bi-fold doors to one side, power and air conditioning, meaning it has a multitude of alternative uses including a home office, games room, teenagers den or simply additional space for relaxation.

Situated on the well-regarded road within easy walking distance to local amenities including St Marys First School, the Tesco Express mini-supermarket and a public house. The town centre is also in easy reach with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, the three tier school system, train station, modern leisure centre, Your Padel club, 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.

An arched storm porch with a Minton tiled floor and a part obscure double-glazed stained entrance door opens to the lovely hallway, having the same feature Minton tiled floor and stairs rising to the first floor.

Positioned to the front of the home with a deep walk-in bay window is the charming living room which has a picture rail and coving, with a focal chimney breast and open fire set on a quarry tiled hearth with a feature surround and a ceramic tiled insert. The hard flooring flows into the spacious dining room which also has a focal chimney breast, housing a log burner with a cast grated and feature surround including a ceramic tiled inset and a marble hearth, plus uPVC double glazed French doors opening to the patio.

The magnificent refitted kitchen has an extensive range of units with inset lighting and granite worktops, an inset sink unit set below the side facing window, space for a gas range stove with a stainless-steel extractor hood over and integrated appliances including a dishwasher and fridge/freezer. Also having a feature brick effect wall and a useful understairs pantry. The tiled floor flows into a lobby area where doors open to the fitted downstairs WC which has a white two-piece suite, and the laundry room which overlooks the rear garden, having a fitted timber worktop, space for white goods and a uPVC part double glazed door to the patio.

To the first floor, the pleasant landing has useful walk-in cupboard where you will find the loft access and pull-down ladder, and original doors opening to the four good-sized bedrooms, two of which can easily accommodate a double bed and have feature cast fireplace surrounds. Completing the accommodation is the fully tiled family bathroom which has a white three-piece incorporating a panelled bath with an electric shower over, and a side facing window providing natural light.

Outside, to the rear, the enclosed southerly facing garden has a block paved patio providing a delightful seating and al fresco dining area bathed in sunshine, with raised borders containing a variety of colourful shrubs and plants, with steps to a generously sized lawn which has a weaving block paved path leading to the extremely useful and versatile fully insulated home gym, having power, light and wide bi-fold patio doors overlooking the garden, which could be used a workspace, hobby/games room, or relaxation area. Gated access opens to a passage to the front elevation shared with the adjoining home. To the front, a tarmac hardstanding provides off-road parking.

What3words: ///opened.cabs.larger

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

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/>

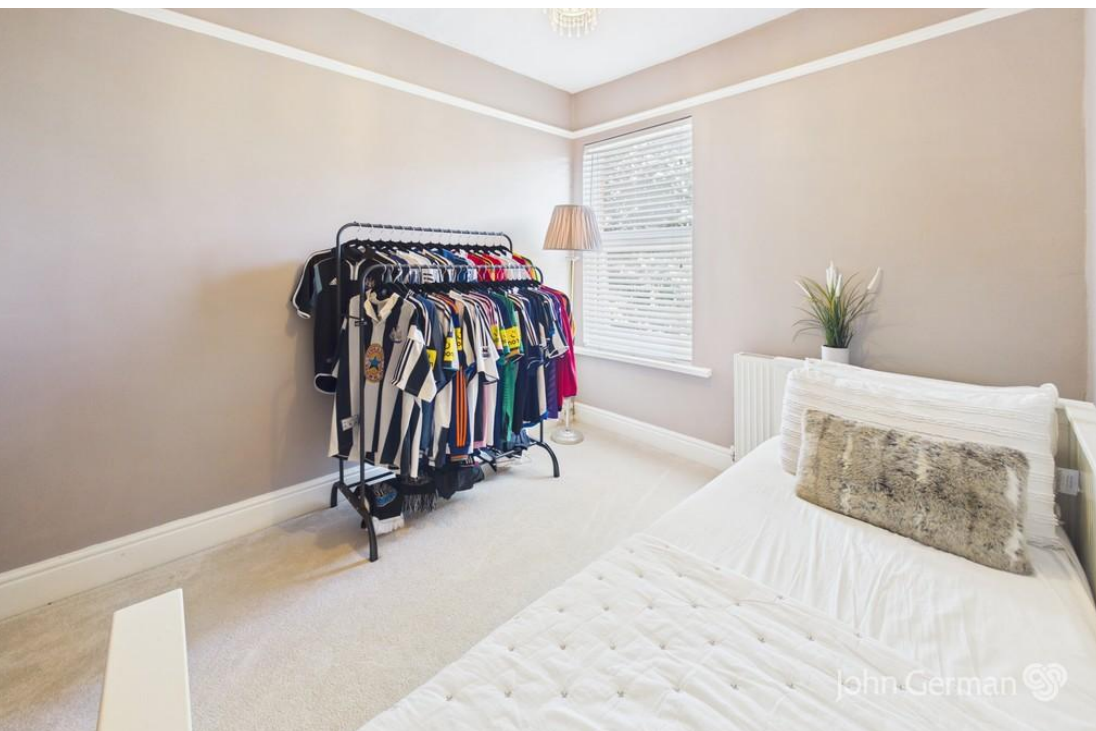
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/22072026

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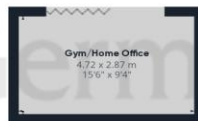




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

124 m²

1335 ft²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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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