Ashbourne Road

Uttoxeter, ST14 7BA

John German

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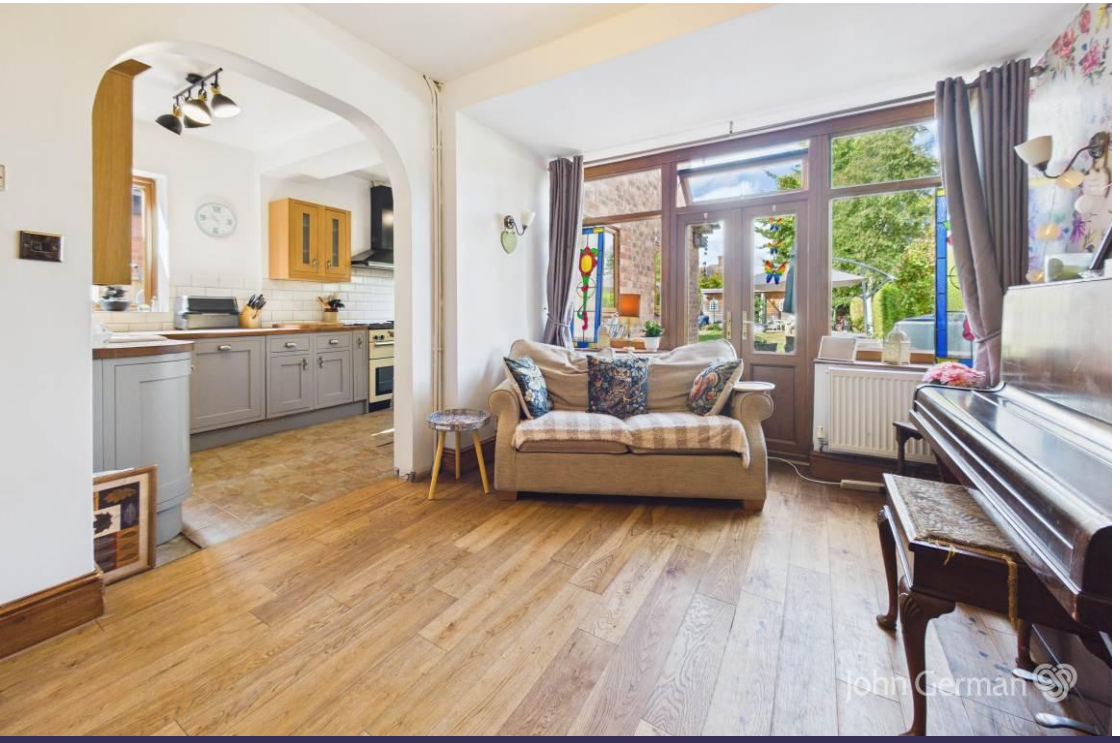
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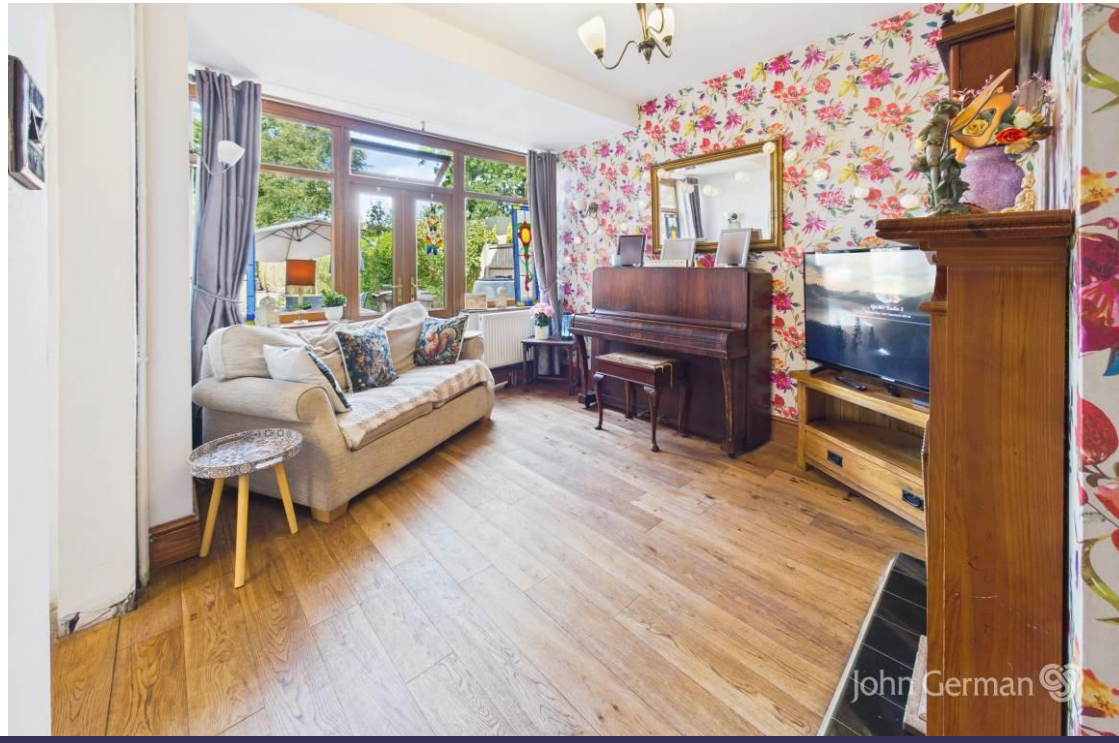
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£359,995

Handsome detached bay fronted traditional home extended to provide well proportioned and balanced family sized accommodation with a good-sized westerly facing rear garden, situated on the popular road within close proximity to local amenities.

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Viewing of this deceptively spacious and versatile family home is strongly advised to appreciate its retained traditional character combined with modern specification, its room dimensions and layout, and its lovely long westerly facing rear garden which has a versatile summerhouse/home office at the bottom, plus the opportunity to move straight in and then make it your own home. For sale with the advantage of having no upwards chain.

Standing back from the popular road within close proximity to local amenities including convenience shops (including the Tesco Express mini-supermarket) and a public house, the town centre is also within easy reach with its wide range of facilities 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, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 & M6 motorways plus the cities of Derby and Stoke-on-Trent.

A canopy porch with a replacement composite and part obscure double glazed entrance door opens to the welcoming hallway, having an original staircase rising to the first floor with useful storage space beneath, and doors leading to the extended ground floor accommodation.

The comfortably sized lounge has a wide walk-in bay window with feature shutters to the front, allowing light to flood in and a focal chimney breast with an open fire, feature surround and hearth. Behind is the separate family room, which depending on your household's needs could be used a play area, also having a focal chimney breast with an open fire and feature surround, plus uPVC part double glazed French doors and surrounding windows overlooking the pleasant garden and providing direct access to the patio.

The spacious extended dining kitchen has dual aspect windows and wide uPVC double glazed French doors overlooking the garden and providing access outside. The kitchen area has an extensive range of base and eye level shaker style units with fitted timber worktops and an inset ceramic sink unit, space for a gas range stove with an extractor hood over, and an integrated dishwasher.

The utility room has a fitted timber worktop with space for white goods beneath, plus space for additional appliances, the freestanding Worcester central heating boiler and a uPVC obscure double-glazed door to the outside. Completing the ground floor space is the fully tiled shower/wet room, having a white suite incorporating a shower area with a period style mixer shower over, plus an obscure window to the rear.

To the first floor, the landing has a side facing window providing natural light, and access to the loft. Doors lead to the four bedrooms, three of which can easily accommodation a double bed and furniture, with the fourth bedroom presently used a home office space. Finally there is the impressive family bathroom, having a white modern four-piece suite with complimentary tiling incorporating both a spa bath and a separate double shower cubicle with a mixer shower over, and two windows providing light.

Outside, to the rear, the good sized westerly facing and enclosed garden has a block paved patio providing a lovely seating and entertaining area leading to the long lawn which has well stocked borders containing a variety of shrubs and plants, and a water feature. At the bottom of the garden there is a further block paved patio ideal for relaxing or al fresco dining, with space for a shed and the highly versatile garden room which has wide uPVC double glazed French doors overlooking the lawn and power, which depending on our requirements could be used as a home office, den, gym or games room. To the front a tarmac driveway with cobbled edging provides off road parking for several vehicles.

What3words: ///masterpiece.sizing.inversely
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/21082026

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.

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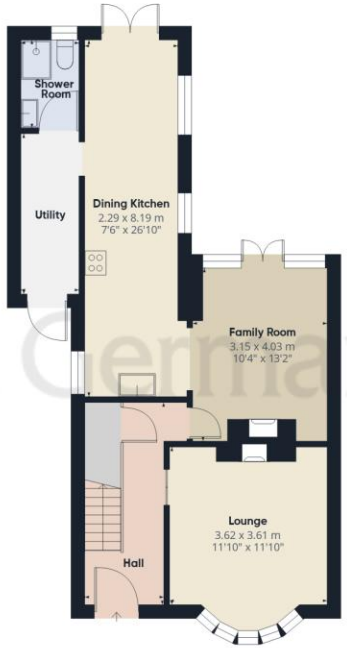
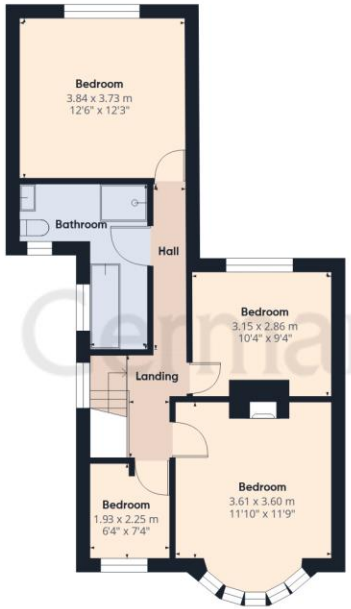


Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

133.2 m²

1432 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.

GIRAFFE360

Agents' Notes

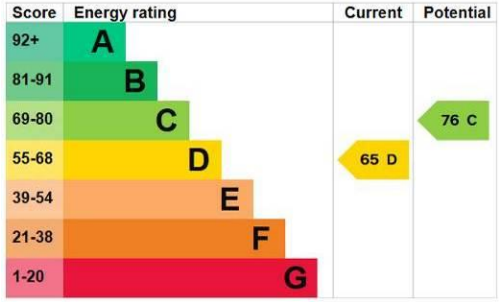
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.



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