

Highwood Road

Uttoxeter, ST14 8BQ

John 
German





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Offers in the region of £599,000

Attractive traditional detached home with beautifully presented and much improved accommodation and a superbly equipped adjoining one bedroom annexe. Occupying an elevation position on a highly regarded and sought-after road within easy reach of the town centre.



An ideal opportunity for anyone looking for a home to accommodate a multi-generational or blended family, or those looking for an Air BnB/Holiday Let enterprise. Viewing and consideration of this extremely impressive and versatile home is highly recommended to appreciate its excellent condition and room dimensions on offer, the pleasant enclosed tiered rear garden which enjoys a degree of privacy, the amount of off-road parking, and its exact position.

Situated on a highly respected and desirable road within walking distance to the town and 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.

The Main House

A composite and part obscure double-glazed entrance door opens to the enclosed porch, having mosaic flooring and a glazed door and side lights leading to the hallway where stairs rise to the first floor and doors to the ground floor accommodation and the fitted guest cloakroom/WC.

The comfortably sized dual aspect lounge is immersed in natural light and has a focal wall mounted living flame effect electric fire. The lovely parquet flooring runs into the dining room through the glazed folding doors, with the room having a central chimney breast and a log burner set on a slate tiled hearth, and uPVC double glazed French doors and dual aspect windows.

The living kitchen allows space for either dining or soft seating depending on your preference, with uPVC double glazed French doors providing access to the patio. There is an extensive range of base and eye level units with worktops and an inset sink unit set below a rear facing window, space for a gas range stove with an extractor hood over, plus an integrated dishwasher and fridge.

An inner hall has a useful understairs cupboard and a door to the fitted laundry room, having worktops to two sides with an inset sink unit set below a side facing window, and plumbing for a washing machine. The inner hall provides potential to install a door and direct access into the adjoining annex.

To the first floor the pleasant split landing has doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture. The spacious master suite has a dressing room leading to the ensuite shower room, having a white modern suite with full tiled walls, incorporating a corner cubicle with a mixer shower and rain head over. The rear facing second bedroom has a built-in wardrobe and also benefits from a fully tiled ensuite shower room, having a white suite incorporating a corner cubicle with an electric shower over. Bedroom three also has a built-in wardrobe. Completing the accommodation is the hugely impressive fully tiled family bathroom, having a white contemporary suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

The Annex

A composite and part obscure double-glazed entrance door opens to the fabulous open plan living/dining kitchen which extends to the full width of the annex. Having two front facing windows and an additional window to the side providing an excellent light and airy space, with a focal wall mounted living flame effect electric fire and space for a TV above.

In the kitchen area there is a range of base and eye level units with worktops and an inset sink unit set below the side facing windows, a fitted electric hob with an extractor hood over, built-in electric oven and further combination oven, plus an integrated fridge/freezer and washing machine.

In the lobby area there is a useful walk-in storage cupboard, and doors to the double bedroom which has a double-glazed door to the side and a built-in wardrobe (this could be used as access into the main home with the installation of a doorway). Finally there is the fitted shower room which has a white suite and low maintenance panelling, incorporating a double cubicle with a mixer shower over.

Outside

To the rear a natural Indian stone paved patio provides a lovely seating and entertaining area enjoying a degree of privacy with space for a outbuilding, drystone walling and steps lead to the tiered garden which has artificial lawns and gravelled beds plus well stocked borders, a further natural stone paved seating area and space for further useful outbuildings/sheds.

To the front an Indian stone paved terrace with gravelled edging provides space to relax, and access to both the main home and the annex. A tarmac driveway provides off road parking for numerous vehicles, with raised borders containing a variety of shrubs and plants.

W3W: biggest.commuted.qualify

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: Large 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 F

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

Our Ref: JGA/13032026

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. 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.











ANNEX





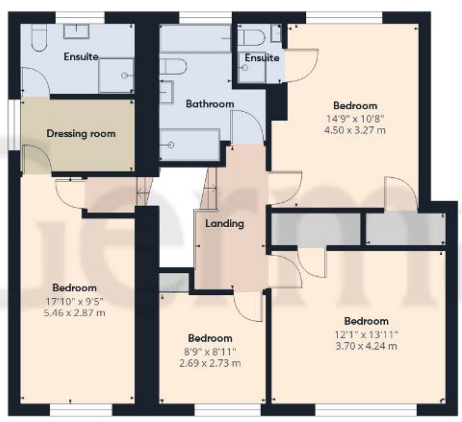
Ground Floor

Approximate total area⁽¹⁾

2122 ft²
197.4 m²

Balconies and terraces

208 ft²
19.3 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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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