Stafford Road

Uttoxeter, ST14 8DW

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£309,995



Extremely attractive traditional 1930’s bay fronted semi-detached home with beautifully presented & appointed accommodation with parking to the rear. Situated on a highly regarded road within walking distance to the town centre and amenities.

Harmoniously combining its retained original features with modern living specification and layout, internal inspection of the hugely appealing 1930's home is essential whether looking for your first home, or moving either up or down the property ladder. Renovated and re-modelled to offer spacious ground floor accommodation including a hugely impressive open plan living/dining kitchen, occupying a good sized plot with a 4-car driveway at the rear.

Situated on a well-regarded and sought-after road providing easy access to the town centre with 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.

Accommodation - A traditional arched storm porch with an original timber and part obscure leaded and stained-glass door with a matching side panel, opens to the entrance area where stairs rise to the first floor.

The well-proportioned sitting room provides a delightful space to relax and entertain, having a wide walk-in bay window overlooking the front garden and a focal chimney breast with a log burner set on a marble hearth with a feature stone surround.

The real heart of the home is the spacious open plan living dining kitchen which extends to the full width of the home, offering ample space for both dining and soft seating with wide uPVC double glazed French doors opening to the rear garden. The kitchen area has an extensive range of Shaker style units including a focal island with granite worktops, an inset sink unit set below the rear facing window, a fitted gas hob with an extractor hood over and an electric oven under, an integrated wine cooler, space for a fridge/freezer, plus a useful understairs cupboard. A part obscure glazed door opens to the useful side porch, having doors to both the front and rear elevations.

To the first floor a side facing window provides natural light and there is access to the loft. Doors lead to the three bedrooms, two of which can easily accommodate a double bed and furniture, with the front facing room having a wide walk-in bay window enjoying a lovely far-reaching outlook. Completing the accommodation is the fitted family shower room which has a complementary white three-piece suite incorporating a good-sized corner cubicle with a mixer shower over.

Outside - To the front there is a good-sized garden which is predominantly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, enclosed by a mixture of timber fencing and established hedges with a pedestrian gate to the pavement.

To the rear there is a hard landscaped enclosed garden with well stocked and a delightful seating/dining area, with space for a shed and gated access to the gravelled 4-car driveway approached via Back Westlands Road.



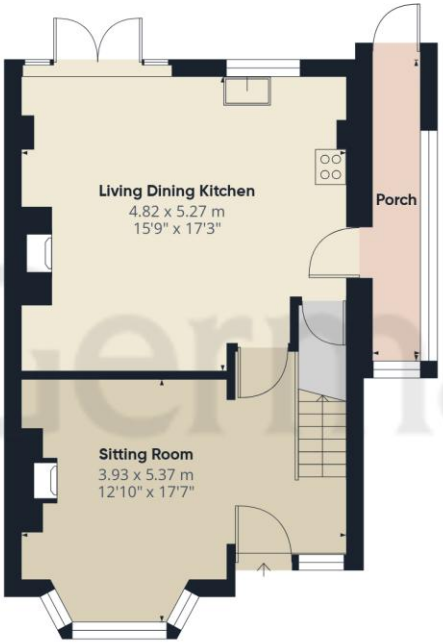
W3W: afterglow.repeated.drape
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Driveway
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/
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Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
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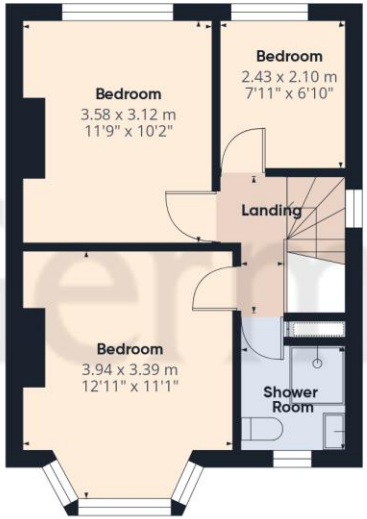

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Ground Floor



Floor 1



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Approximate total area(1)

80.6 m²

868 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

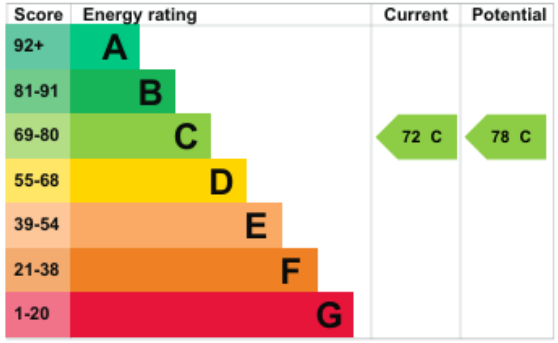
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