

Heath Road
Uttoxeter, ST14 7LT

John German





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£349,950

Extremely well presented traditional detached home providing deceptively spacious & highly versatile accommodation with generous room dimensions. Occupying a good-sized enclosed plot on the edge of the town centre within walking distance to amenities.

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Highly suitable for a variety of potential types of buyers including those either moving up or down the property ladder, a multi-generational or blended household, or a property suitable to accommodate homeworking, internal inspection and consideration of this surprising versatile residence is absolutely essential. Well maintained and much improved by the current owners and offering a great amount of ground floor space along with double bedrooms, the home occupies an enclosed and secure plot including a westerly facing garden and ample parking.

Situated on the edge of the town centre within walking distance to its 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.

Accommodation - A composite and part obscure double glazed entrance door opens to the welcoming sitting hall which provides a light and airy introduction to the home, with stairs rising to the first floor and a feature floor running into the lounge, plus doors leading to the extended, versatile accommodation.

The generously sized lounge has a wide window to the rear providing the natural light to flood in, a useful under stairs cupboard and access to the fitted downstairs WC which has a white two-piece suite. Beside is a versatile reception room which has uPVC double glazed French doors opening to the rear patio, currently used as a gym but alternatively would make an ideal home study, play room or simply an additional sitting room depending on your needs.

The fitted kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the rear facing window, a fitted gas hob with an extractor hood over, built-in double electric oven, plumbing for both a dishwasher and washing machine, space for appliance spaces, and a uPVC obscure double glazed door to the side garden.

To the front of the home is the dual aspect dining room, which again could have different uses depending on your requirements. On the opposite side of the sitting hall is a ground floor double bedroom, providing ample space for both a bed and furniture, and the benefit of a superior fully tiled shower/wet room, having a contemporary suite incorporating a double cubicle with a mixer shower over, and an illuminated mirror.

To the first floor the landing has a built-in cupboard housing the gas combination central heating boiler and doors leading to the three good sized bedrooms, all of which can accommodate a double bed. Finally there is the hugely impressive fitted family bathroom, having a contemporary four-piece suite with feature tiled walls and an illuminated mirror, incorporating both a deep standalone bath and a separate double shower cubicle with contrasting tiling and a mixer shower over.

Outside - To the rear a flagstone paved patio provides a pleasant seating and dining area enjoying a degree of privacy and a useful outside store, with a further block paved seating area wrapping around to the enclosed garden laid predominantly to lawn, with another good sized shed and gated access to the front.

To the front is a garden also mainly laid to lawn with borders and shaped conifers. Enclosed to all sides again providing a degree of privacy and security, with timber double gates opening to the block paved driveway providing parking for several vehicles.

W3W: signature.grows.signed

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: Gated driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable See Ofcom link for speed: <https://checker.ofcom.org.uk/>

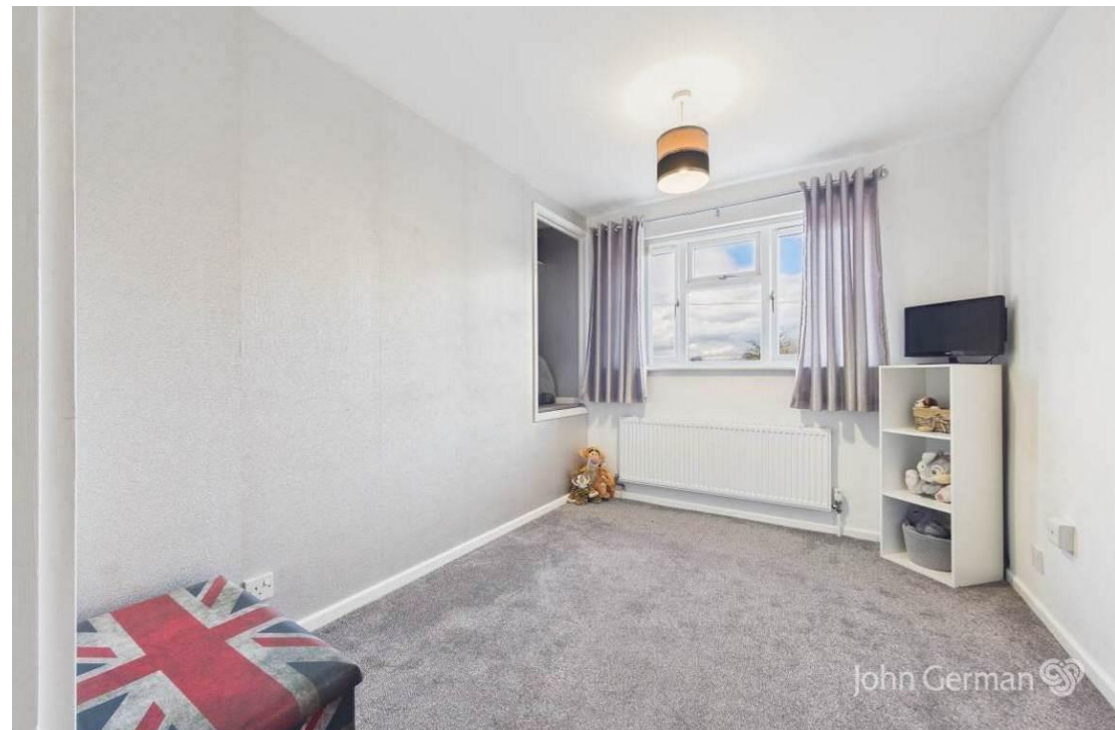
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

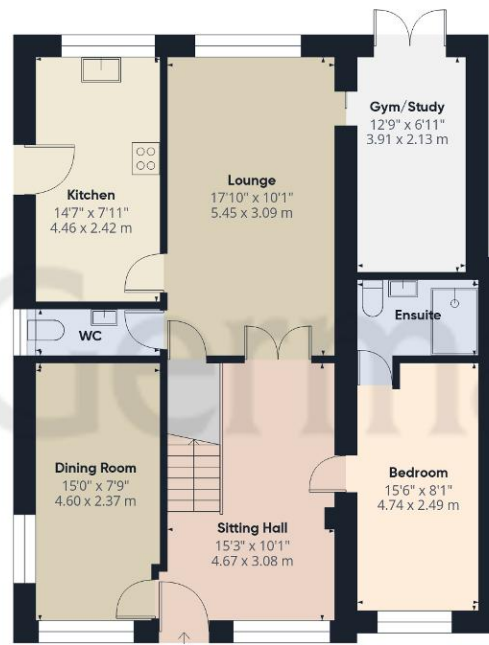
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/18022026





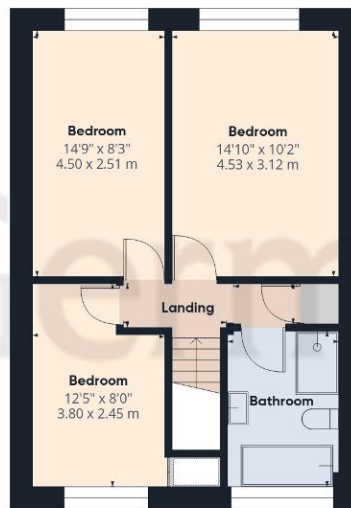


Ground Floor

Approximate total area⁽¹⁾

1304 ft²

121.3 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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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