Stafford Road

Uttoxeter, ST14 8DW

John German




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£349,995

Individually designed modern home with three double bedrooms providing well proportioned accommodation. Presented to an extremely high standard, with a generous and beautifully landscaped garden, Situated in the outskirts of Uttoxeter within easy reach of amenities.

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Built in 2020, this impressive home is highly recommended whether you're looking to move up or down the property ladder. Appointed to a superior standard including a fully integrated dining kitchen with Whirlpool appliances.

The town of Uttoxeter provides a wide range of amenities including supermarkets and independent shops, public houses and restaurants, coffee houses, a modern leisure centre, multi-screen cinema and doctor's surgery. The A50 dual carriageway linking the M1 & M6 motorways are within easy reach as are the world headquarters for JCB.

Entrance into the property is via a lovely entrance hall where a quality staircase rises to the first floor and doors lead to the ground floor accommodation, plus a built in cloaks cupboard.

The spacious lounge extends to the full depth of the property, enjoying an abundance of natural light with windows to three sides and French doors opening into the garden.

On the opposite side of the hall is the highly impressive dining kitchen which has an extensive range of high gloss, soft close base and eye level units with granite work surfaces and inset Franke sink unit, plus integrated Whirlpool appliances including a gas hob with contemporary extractor over, double oven, microwave, dishwasher and fridge freezer.

There are windows to three sides providing natural light and a quality wood effect hard flooring running into the utility room, where there is a fitted base unit with matching work top, space for appliances, a wall mounted central heating boiler and open shelving. A rear entrance door opens onto the back patio and an internal door leads into the ground floor guest WC, which is fitted with a low flush WC and vanity wash basin with storage beneath.

To the first floor, the extremely pleasant part gallery landing has a window to the rear, built in airing cupboard and quality doors leading to the three double bedrooms, two of which have built in wardrobes with mirrored doors, and the luxury family bathroom which has a contemporary white three piece suite incorporating a panelled shower bath with a glazed screen and complimentary tiled splashbacks.

The spacious master bedroom has the benefit of dual aspect windows, a built-in wardrobe and a luxury en-suite shower room which has a white contemporary three-piece suite incorporating a corner shower cubicle with complimentary tiled splashbacks.

Outside, to the rear is a sheltered patio area which leads to a good-sized garden where the paving opens up to create a larger seating area perfect for outdoor entertaining and overlooking the generous lawn with raised beds and mature herbaceous beds. There is a second smaller paved area halfway down the garden and at the rear is a large a summer house. The garden is enclosed on three sides by panelled fencing and mature hedging.

To the side of the house, a shared vehicle access leads to a driveway providing off-road parking for four cars and well as turning space.

Agents notes: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/29052026

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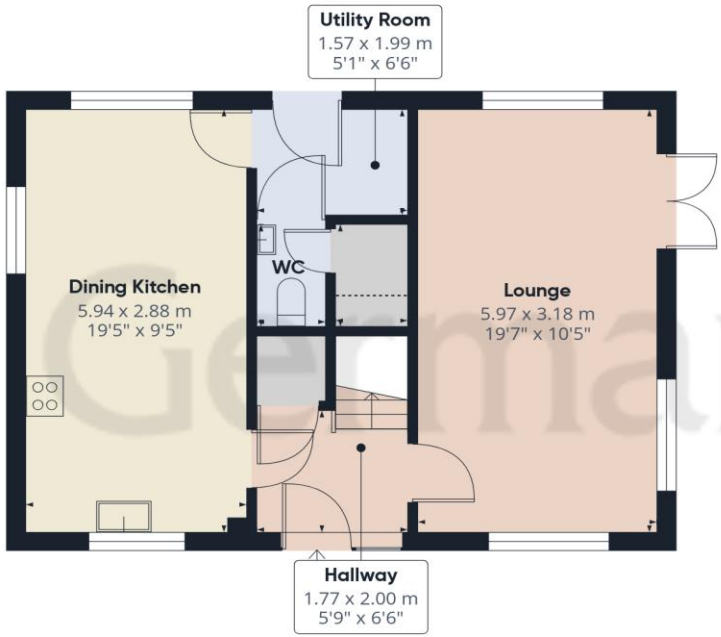

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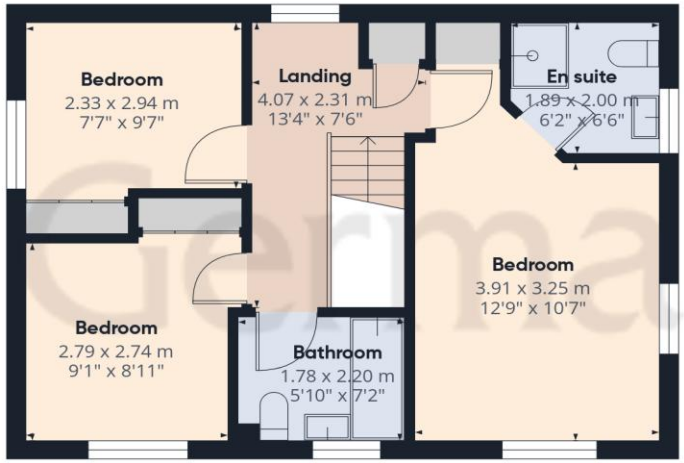

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Ground Floor





Floor 1

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Approximate total area(1)

92.7 m²

999 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

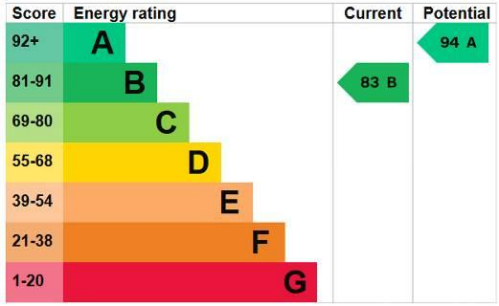
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