Batemans Way

Uttoxeter, ST14 7LJ

John German




WORK
EAT
DRINK
WINE
REPEAT
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Uttoxeter, ST14 7LJ

£509,995



Extremely handsome traditional home with well-planned and substantially extended accommodation appointed to a superior standard throughout, providing family sized and balanced living space, occupying a good-sized plot in a quiet position on the edge of the town centre.

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All-in-all a simply stunning home that has to be viewed..!! Thoughtfully and sympathetically extended to combine its original 1930's character with modern living. The centre piece of the home is the hugely impressive semi-open plan living dining kitchen with its two set of bi-fold patio doors overlooking the lovely patio and rear garden. Magnificently mixing the ground floor living space with the four double bedrooms and three bath/shower rooms (two ensuite) including the superb master with its vaulted ceiling and full gable window overlooking the garden. The delightful established garden has ample entertaining areas and a useful home office/games room at the bottom, with parking to the front.

Situated on the edge of the town centre within easy walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, doctor surgeries, train station, modern leisure centre and gyms, Your Padel Club, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation
An arched storm porch with a part obscure and leaded glazed door opens to the beautiful hallway, providing a welcoming introduction to the home with its feature Minton tiled floor, stairs rising to the first floor with useful cupboards below, and light oak doors leading to the spacious ground floor accommodation and the fitted downstairs WC with its white two-piece suite.

The comfortably sized lounge has dual aspect windows including a wide walk-in bay to the front allowing the natural light to flood in, with a focal inset log burner and raised slate hearth.

The heart of the home is fabulous open plan living kitchen with its feature tiled floor and zoned lighting. Having an extensive range of base and eye level units plus the matching island, all with fitted quartz worksurfaces and inset sink units, separate instant hot water tap, a fitted electric hob with a contemporary extractor hood over, a built-in double oven and microwave, and fully integrated appliances including a dishwasher, tall fridge and freezer, wine fridge, washing machine and tumble dryer. The light and airy living area has four rooflights and wide bi-folding patio doors overlooking the garden and opening to the delightful patio. The spacious dining area extends to the full depth of the extended home providing space for further soft seating adjacent to the second set of bi-fold patio doors also opening to the patio, really bringing the outside indoors and providing a wonderful entertaining space and great for parties.

Completing the ground floor space is the useful boot/drying room which houses the pressurised hot water cylinder and providing a great amount of storage, with double doors opening to the rear garden.

To the first floor, the landing has a side facing window and two sun-pipes providing natural light, and access to the loft via a fitted pull-down ladder. Light oak doors lead to the four excellent bedrooms, all of which are easily able to accommodate a double bed and furniture. The superb vaulted master bedroom has two rooflights and a full height gable window at one end, an extensive range of fitted wardrobes, and underfloor heating running into the superior fully tiled ensuite shower room having a contemporary white suite incorporating a double cubicle with a mixer shower over. The front facing second bedroom has a wide walk-in bay window and the advantage of a fully tiled ensuite shower room, also having a modern white suite incorporating a double cubicle with a mixer shower over. Finally, there is the fitted family bathroom which too has a white suite with complimentary tiling, incorporating a P-shaped panelled bath with a mixer shower and glazed screen above.

Outside
To the rear, a lovely tiled patio with dwarf walls provides a fabulous seating and dining area which enjoys a degree of privacy, leading to the good-sized garden which is predominantly laid to lawn, with borders and a central path and lighting leading to the versatile detached summerhouse which has power and light, equally adept to be used as a home office, games room or gym, with bi-fold patio doors overlooking the lawn and property. Beside the patio is a timber framed and tiled pergola used a outside kitchen/bar, ideal for entertaining, family gatherings and parties.

To the front there is a garden also laid to lawn and a tarmac driveway providing off-road parking (please note Batemans Way is an unadopted road).

What3words: ///present.array.polished
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/05112026

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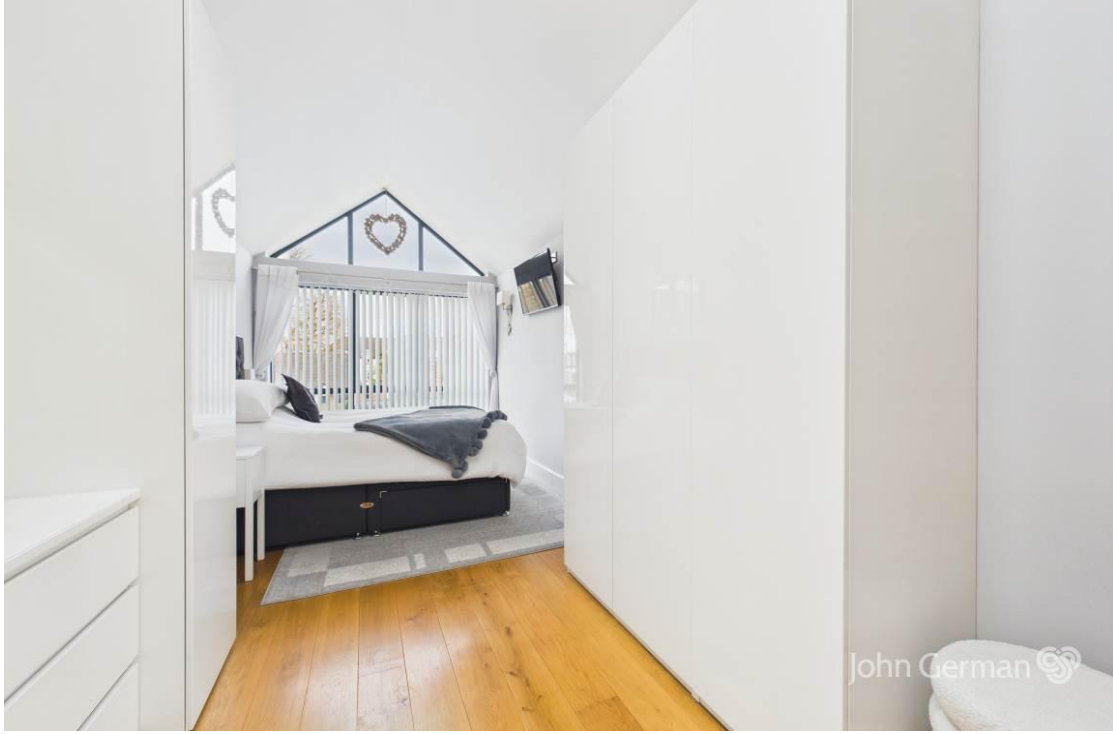

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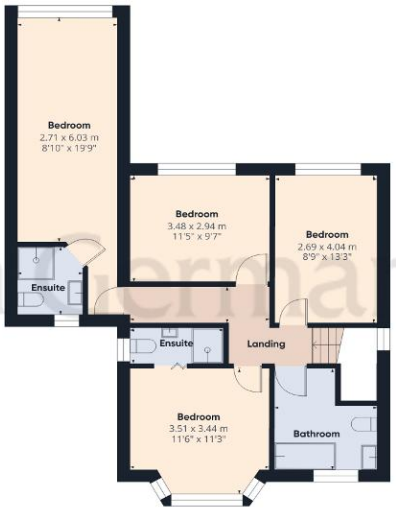

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

146.2 m²

1573 ft²

Balconies and terraces

26.5 m²

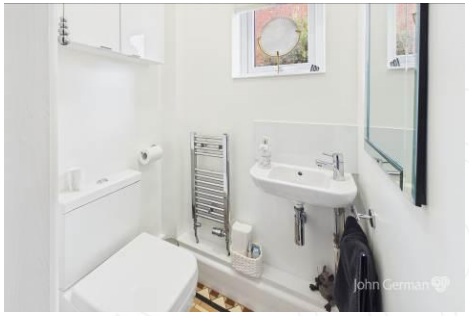
285 ft²

(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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