Ashbourne Road

Uttoxeter, ST14 7BA







Newly extended and fully refurbished, this attractive bay-fronted semi-detached home is offered with no upward chain. Highlights include a modern living/dining kitchen with bi-fold doors, bay-fronted lounge, en-suite master bedroom, luxury shower room, westerly garden and ample driveway parking.

£315,000

John German

Situated on a popular road within easy walking distance to local amenities including convenience shops (including the Tesco Express mini supermarket) and a public house, local schools including Thomas Alleynes, the town centre and its wide range of amenities are also within easy reach. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Works undertaken include in part, a new fully insulated floor in the ground floor rooms, rear extension with ceiling skylights and bi-fold doors, new kitchen with appliances, newly fitted ground floor shower room, new flooring throughout, plastering and internal joinery including doors, a new central heating boiler, en-suite to master, newly tarmaced driveway, newly laid patio.

Entrance to the property is via an attractive style uPVC part obscure double glazed entrance door opens to the entrance lobby where stairs rise to the first floor and a door leads to the ground floor accommodation.

The lounge features a wide walk-in bay window which overlooks the front garden and driveway with a focal chimney breast with space for a fire if desired (capped off gas supply available).

The lounge leads onto the dining room which is open plan with the newly extended kitchen which is fitted with a range of matching units and a central island, wood effect worksurfaces, inset one and a half bowl sink unit with mixer tap, tiled splashbacks, integrated fridge and freezer, built-in eye level conventional oven and an eye level combination microwave oven, induction hob with extractor hood over (gas supply available), space and plumbing for a dishwasher. Plenty of space remains for soft furnishings and bi-fold doors open directly out onto the rear patio creating that seamless connect to the outdoors.

The shower room completes the ground floor accommodation having been fully tiled and fitted with a luxury three piece suite comprising concealed flush WC, vanity washbasin and a walk-in double shower with glass screen, rain shower head and a separate hand shower attachment. Chrome heated towel radiator, window to the side. Off the bathroom is a useful under stairs storage cupboard housing the boiler and with plumbing for a washing machine.

To the first floor, the landing has a side facing window providing light and doors leading to three good sized bedrooms, the front facing master has a wide walk in bay window and a newly fitted fully tiled ensuite Bathroom comprising panelled bath with shower attachment over and glass screen, low flush WC, vanity wash basin, LED mirror, chrome heated towel radiator and a window to the side.

Outside - The property is set well back from the road with a newly laid tarmac driveway providing ample parking and extending along the side of the property. To the front is a garden laid to lawn low stone boundary wall in front of which is a further gravelled parking area. The generous rear garden is mainly laid to lawn with a newly paved patio adjacent to the bi-fold doors.

Please note: The property is on two land registry Titles.

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: TBC
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA25112026
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John German





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Agents' Notes

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