

Stone Road

Uttoxeter, ST14 7RB

John German





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£365,000

Superbly Presented, Appointed & Maintained
Modern Style Detached Bungalow Occupying a
Delightful Plot Situated Within Walking Distance to
the Town Centre with its Wide Range of Amenities.



Beautifully presented and immaculately maintained by the current owners, serious consideration and internal inspection of the extremely impressive modern style bungalow is absolutely essential to appreciate its turnkey condition, room dimensions, the delightful enclosed rear garden, and it's extremely convenient location.

Situated within a short walk to Bramshall Road Park and also striking distance to the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation: A storm porch with a composite and part double glazed entrance hall opens to the welcoming L-shaped hallway, providing a lovely introduction to the home and an immediate impression of the superior condition with a built-in cupboard and doors to the accommodation.

The generously sized lounge provides ample space to arrange your furniture to best suit your needs, with wide uPVC double glazed patio doors overlooking the delightful garden also providing direct access to the patio. Alongside is the well-proportioned dining kitchen which also overlooks the rear garden, having a range of base and eye level unit with fitted worksurfaces and an inset ceramic sink unit set below the window, a fitted gas hob with a stainless-steel splashback and an extractor hood over and an electric oven under, plumbing for a dishwasher and space for a fridge/freezer. A uPVC part obscure double-glazed door provides direct access outside, and pocket door leads to the utility room which has a fitted worksurface with space for white goods and the wall mounted gas combination central heating boiler.

The good-sized master bedroom has a bank of fitted wardrobes and the benefit of a fully tiled superior ensuite bathroom which has a white modern suite incorporating a panelled shower bath with a mixer shower and glazed screen above, plus a double-glazed skylight providing natural light. The comfortably sized second bedroom is positioned also positioned to the front of the home, also having the advantage of a bank of fitted wardrobes.

Completing the accommodation is the fitted family shower room, having a white modern suite with complementary tiling incorporating a corner cubicle with a mixer shower over, and a front facing window.

Outside: To the rear a wide paved patio provides a lovely seating and entertaining area leading to the good lawn which has well-stocked borders containing a plethora of colourful plants and shrubs, with stepping stones leading to the bottom of the garden where there is space for a summerhouse. Enclosed to three sides by timber fenced fencing with gated access to the front via both sides, and with space for two sides.

To the front is garden laid to lawn which wraps around to the side elevation, enclosed by established hedges and panelled fencing. A tarmac driveway provides off-road parking for several vehicles leading to the attached garage which has an electric up & over door, power and a personnel door to the rear (please note the neighbouring property does have a right of access across the entrance of the driveway).

W3W – gear.formless.enabling

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 and garage **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 D

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

Our Ref: JGA30062026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area^m
88.2 m²
950 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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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