

Derby Road
Uttoxeter, ST14 8EB

John German





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Asking price of £249,995

Extremely attractive traditional end terrace home providing deceptively spacious accommodation retaining a wealth of character and charm, with an enclosed rear garden backing onto fields and parking to the front.

Ideal whether moving up or down the property ladder, or looking for your first home, internal inspection of this delightful traditional residence is highly recommended to appreciate its character and features including the generous room dimensions and high ceilings, the open plan living/dining kitchen, and the impressive first floor bathroom with its four-piece suite. Also benefitting from the enclosed rear garden which backs onto fields, and parking to the front.

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

The lovely reception hall with its feature mosaic tiled floor provides a welcoming introduction to the home, where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

To the front, the comfortably sized lounge has a focal chimney breast with an open fire basket set on a natural slate hearth, a feature wooden strip floor and a wide walk-in bay window providing an abundance of natural light.

The heart of the home is the spacious open plan living kitchen which extends to the full width of the ground floor, having a focal chimney breast with a blue brick hearth and an original dresser unit in the living area. The kitchen area has a range of base level units with worktops and breakfast bar, an inset ceramic sink unit set below the rear facing window and mosaic splashbacks, fitted gas hob with an electric oven under, an integrated dishwasher, a useful understairs cupboard and a door to the enclosed passage that runs to the full depth of the home, with gated access to both elevations, plus plumbing for a washing machine. In the living area, a wide arch leads to the versatile garden room, currently utilised as a dining room but also ideal for soft seating, with uPVC double glazed French doors opening to the decking and garden.

To the first floor, the pleasant landing has a loft hatch to the loft which provides potential to be converted into further useful space (subject to obtaining planning permission), and a walk-in cupboard (providing potential to house stairs to a loft conversion) also having further built-in storage. Original doors lead to the three good sized bedrooms, all of which can easily accommodate a double bed and furniture. Completing the accommodation is the impressive family bathroom which has a four-piece suite incorporating both a timber panelled bath and a separate double shower cubicle, with feature tiled splashbacks and a natural slate tiled floor.

Outside

To the rear, timber decking provides a lovely seating and entertaining area enjoying a good degree of privacy, with a dining area, leading to a stocked garden with gravelled edging and a pond, and a crazy paved path running through the centre to space for a shed and greenhouse. There is a useful brick built outbuilding divided not storage and a gardener's WC. To the front is a gravelled area providing parking.

What3Words: [///translate.carpeted.crimson](https://www.what3words.com/translate/carpeted.crimson)

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: Off road

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 B

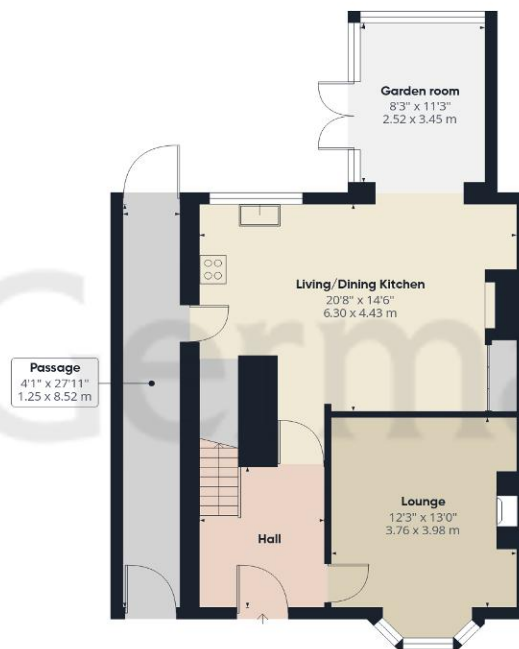
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02032026

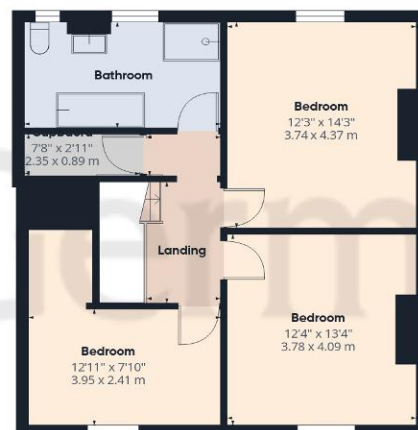
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1409 ft²

130.9 m²

(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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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.

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.

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Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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