

Sunny Arches

Oldfields Road, Uttoxeter, ST14 7QJ

John
German





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£589,995

A stunning, individually designed and built traditional residence offering deceptively spacious, exceptionally well-proportioned and balanced family-sized accommodation extending to approximately 2,700 sq ft. Appointed and presented to a superior standard throughout, the property occupies a delightful plot extending to approximately 0.23 acres on the edge of the town centre.

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Internal inspection of this truly magnificent 1930's double fronted home is absolutely imperative, built for the Elkes' family and set in an enclosed and established plot, offering tastefully presented and immaculately maintained accommodation providing versatility to suit any family buyer. Centred around the fabulous hall and first floor landing, the spacious accommodation provides an excellent balance between the four reception rooms and the impressive breakfast kitchen with the five double bedrooms and two family bath/shower rooms. Additionally, having the benefit of solar panels providing reduced electricity costs and an income, making the home surprisingly efficient.

All-in-all a very special home.

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, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation

A complimentary replacement composite and part obscure double glazed door opens to the entrance vestibule, where doors open to the useful walk-in understairs boot/cloak room and the fitted downstairs WC, which has a modern white two-piece suite and tiling. Leading to the focal dining hall where stairs rise to the first floor and doors lead to the generously sized and versatile ground floor accommodation.

The spacious principal living room has a wide walk-in bay window overlooking the lovely gardens, and a focal fireplace with a log burner set on a marble hearth. The separate sitting room also has wide walk-in bay allowing the natural light to flood in, this time front facing, and also having a focal fireplace with a log burner set on a marble hearth. The third separate reception room is currently used as a home office, though equally adept as a family room or playroom, having a wide front facing window.

The delightful dual aspect garden room has four tall arched windows overlooking the south facing grounds, with a door providing direct access outside. Sunny Arches by name, sunny arches by nature!

The hugely impressive fitted breakfast kitchen has an extensive range of base and eye level units with worksurfaces and a matching peninsular breakfast bar, with an inset sink unit set below the side facing window, space for a gas range stove with a stainless-steel extractor hood and matching splashback over, plus an integrated dishwasher and fridge/freezer. Wide uPVC double glazed French doors and side lights open to the lean-to conservatory which provides additional living space with power, lights and heating, and the potential to develop into a more substantial entertaining space.

Completing the ground floor space is the side porch, which has doors to the outside and the useful laundry room having a fitted worktop with space for white goods, space for an additional fridge/freezer, and a ceramic sink.

The fabulous first floor landing is large enough to have a party there, having a side facing window providing natural light and feature lighting, and a built-in airing cupboard housing the pressurised hot water cylinder. Doors lead to the five good size bedrooms, all of which can easily accommodate a double bed and furniture. Each having their own features, with the master having fitted wardrobes to one side and a lovely outlook, and bedroom two having a versatile dual aspect sunroom, which could make an ideal homework or chillout room for younger members of the family.

Finally, there are two family bath/shower rooms. The main bathroom has a superior white four-piece suite with complimentary tiling incorporating a panelled bath and a separate corner double shower cubicle with an electric shower over, and dual aspect windows. The separate family shower room also has a superior white suite with complimentary tiling incorporating an enclosed double cubicle with a mixer shower over.

Outside

The home is set in a delightful, enclosed plot which extends to approximately 0.23 in total. The south facing garden is laid predominantly to lawn with well stocked beds and borders containing a plethora of shrubs and plants, saplings and a small pond. The focal point of the garden is the natural Indian stone paved seating area with a solid timber and tiled pergola providing a lovely seating and alfresco dining area, with gravelled edging and raised timber beds. To the rear of the home there is an additional concrete seating area ideal for your morning coffee, with raised vegetables plus space for both a useful shed and a greenhouse.

To the front of the home, a gravelled hardstanding and block paved driveway with gravelled edging provides off road parking for several vehicles (with an EV car charging point), leading to the brick-built detached garage which has timber double doors, power and light.

Agents notes: The property benefits from solar panels providing free electricity and an annual income of approximately £1000. The ownership will be transferred to the new owner.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

What3words: ///playfully,flow.resemble

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

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 G

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

Our Ref: JGA/21102026

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.

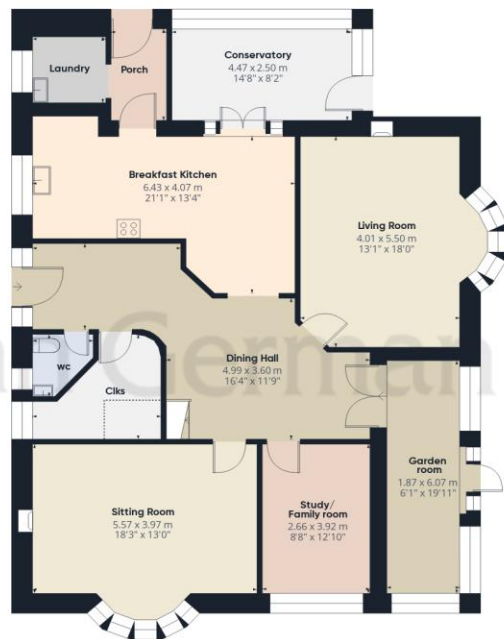












Approximate total area⁽¹⁾

274 m²

2951 ft²

Reduced headroom

1.3 m²

14 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

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	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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