

# Stafford Road

Uttoxeter, ST14 8DW

John German





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£354,950

Individually designed modern home with three double bedrooms providing well proportioned accommodation. Presented to an extremely high standard, with a generous and beautifully landscaped garden, Situated in the outskirts of Uttoxeter within easy reach of amenities.

Built in 2020, this impressive home is highly recommended whether you're looking to move up or down the property ladder. Appointed to a superior standard including a fully integrated dining kitchen with Whirlpool appliances.

The town of Uttoxeter provides a wide range of amenities including supermarkets and independent shops, public houses and restaurants, coffee houses, a modern leisure centre, multi-screen cinema and doctor's surgery. The A50 dual carriageway linking the M1 & M6 motorways are within easy reach as are the world headquarters for JCB.

Entrance into the property is via a lovely entrance hall where a quality staircase rises to the first floor and doors lead to the ground floor accommodation, plus a built in cloaks cupboard.

The spacious lounge extends to the full depth of the property, enjoying an abundance of natural light with windows to three sides and French doors opening into the garden.

On the opposite side of the hall is the highly impressive dining kitchen which has an extensive range of high gloss, soft close base and eye level units with granite work surfaces and inset Franke sink unit, plus integrated Whirlpool appliances including a gas hob with contemporary extractor over, double oven, microwave, dishwasher and fridge freezer.

There are windows to three sides providing natural light and a quality wood effect hard flooring running into the utility room, where there is a fitted base unit with matching work top, space for appliances, a wall mounted central heating boiler and open shelving. A rear entrance door opens onto the back patio and an internal door leads into the ground floor guest WC, which is fitted with a low flush WC and vanity wash basin with storage beneath.

To the first floor, the extremely pleasant part gallery landing has a window to the rear, built in airing cupboard and quality doors leading to the three double bedrooms, two of which have built in wardrobes with mirrored doors, and the luxury family bathroom which has a contemporary white three piece suite incorporating a panelled shower bath with a glazed screen and complimentary tiled splashbacks.

The spacious master bedroom has the benefit of dual aspect windows, a built-in wardrobe and a luxury en-suite shower room which has a white contemporary three-piece suite incorporating a corner shower cubicle with complimentary tiled splashbacks.

Outside, to the rear is a sheltered patio area which leads to a good-sized garden where the paving opens up to create a larger seating area perfect for outdoor entertaining and overlooking the generous lawn with raised beds and mature herbaceous beds. There is a second smaller paved area halfway down the garden and at the rear is a large a summer house. The garden is enclosed on three sides by panelled fencing and mature hedging.

To the side of the house, a shared vehicle access leads to a driveway providing off-road parking for four cars and well as turning space.

**Agents notes:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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

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

**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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29052026

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.



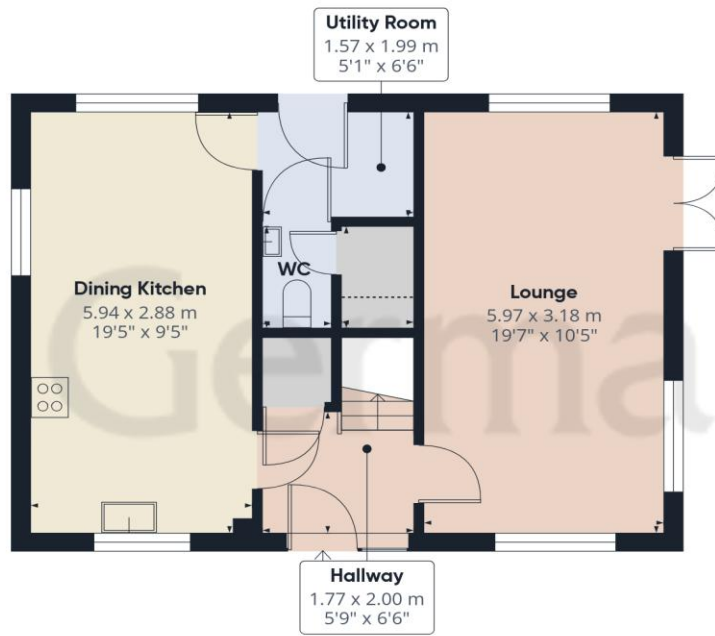




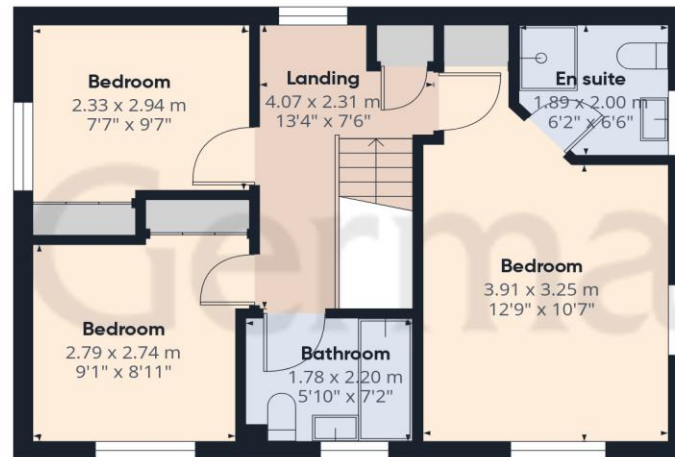


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Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

92.7 m<sup>2</sup>

999 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

(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.

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.

**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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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