Tinsley Garner
independent property expertise



14, Uttoxeter Road, ST15 8QX

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Chain Free **£495,000**

A detached family home of generous proportions set within a large plot on the southern outskirts of Stone. The property requires some modernisation but offers flexible accommodation comprising: reception hallway, living room, dining room, garden room, study, kitchen, separate utility and a guest cloakroom. To the first floor there are four bedrooms, an ensuite shower room to the main bedroom, and a family bathroom. Also benefitting from mature gardens, generous private off road parking before an integral detached double garage and large lean-to, uPVC double glazed windows and doors plus gas central heating. Conveniently located within walking distance of the town centre, Aston Marina, local schools, amenities and with easy access to commuter routes. Early viewing essential - NO UPWARD CHAIN.







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Reception Hall
A uPVC front door with obscure double glazed side window opens to the hallway. Offering ceiling coving, wood finish laminate flooring, radiator, doorways to the living room, study, kitchen, guest cloakroom, integral garage and access to the first floor stairs.

Living Room
A spacious reception room offering a brick fireplace with slate hearth and open fire grate, ceiling coving, uPVC double glazed window to the side elevation, radiator, doorway to the dining room, BT Open Reach and TV connections, carpet and aluminium double glazed sliding door opening to the garden room.

Dining Room
With ceiling coving, radiator, wood finish laminate flooring, doorway to the kitchen and aluminium double glazed sliding door opening to the garden room.

Garden Room
A large additional reception room, simple perfect for entertaining friends and family whilst drifting in and out of the garden. Offering a beamed ceiling, uPVC double glazed windows and French doors opening to the gardens, tiled floor and radiator.

Study
With uPVC double glazed window to the rear aspect, radiator and carpet.

Guest Cloakroom
Fitted with a suite comprising: WC and wall mounted wash hand basin with chrome mixer tap. Radiator, uPVC obscure double glazed window to the rear of the property and wood finish laminate flooring.

Kitchen
Fitted with a range of oak door fronted wall and floor units, contrasting work surfaces with tiled splash-backs and inset composite two bowl sink and drainer with mixer tap. Doorway to the utility, uPVC double glazed window overlooking the gardens, tiled floor and radiator.

Appliances including: ceramic electric hob with extractor fan and light above, integral electric double oven, integral fridge. Plumbing for a dishwasher.

Utility
With wall and floor units, work surface, tiled floor, uPVC part obscure double glazed door and window opening to the rear aspect. Wall mounted Ariston Clas One R gas central heating boiler.

Plumbing for a washing machine and space for additional appliances.

First Floor

Stairs & Landing
Traditional stained spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, ceiling coving, uPVC double glazed window to the side elevation and radiator.

Bedroom One
Offering fitted wardrobes and storage, uPVC double glazed window to the side aspect, ceiling coving, radiator, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room
Fitted with a suite comprising; WC, pedestal wash hand basin with chrome taps, oversize fully tiled shower enclosure with electric shower system. Radiator, uPVC obscure double glazed window, extractor fan and vinyl tile flooring.

Bedroom Two
Offering two uPVC double glazed windows to the front and rear aspects, ceiling coving, radiator and carpet.

Bedroom Three
With fitted wardrobes and storage, uPVC double glazed window overlooking the gardens, radiator and carpet,

Bedroom Four
With built-in wardrobe, side aspect uPVC double glazed window, loft access, radiator and carpet,

Family Bathroom
Fitted with a suite comprising; standard bath and panel with showerhead mixer tap, WC, pedestal wash hand basin with mixer tap. Radiator, uPVC obscure double glazed window to the side aspect, vinyl flooring and airing cupboard housing a hot water storage cylinder.

Outside
The property is approached via a block paved driveway providing generous off road parking before an integral double garage and large lean-to with two sets of double doors.

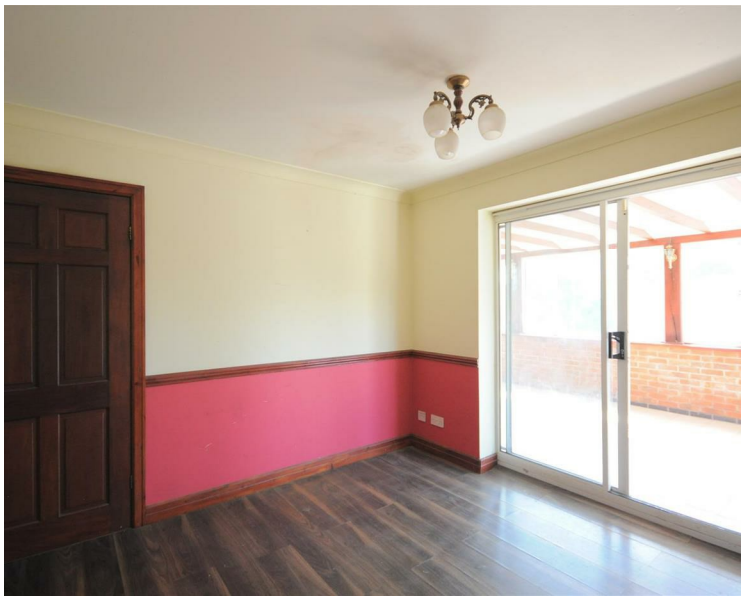
The garage has two steel up & over doors, power, lighting and uPVC part obscure double glazed door and window opening to the rear aspect.

Gardens
The property boasts gardens to three sides with rolling lawns, paved patio areas and pathways, an original pigsty, mature trees, hedgerows, shrubs and stocked flowerbeds,

General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band E
No Upward Chain

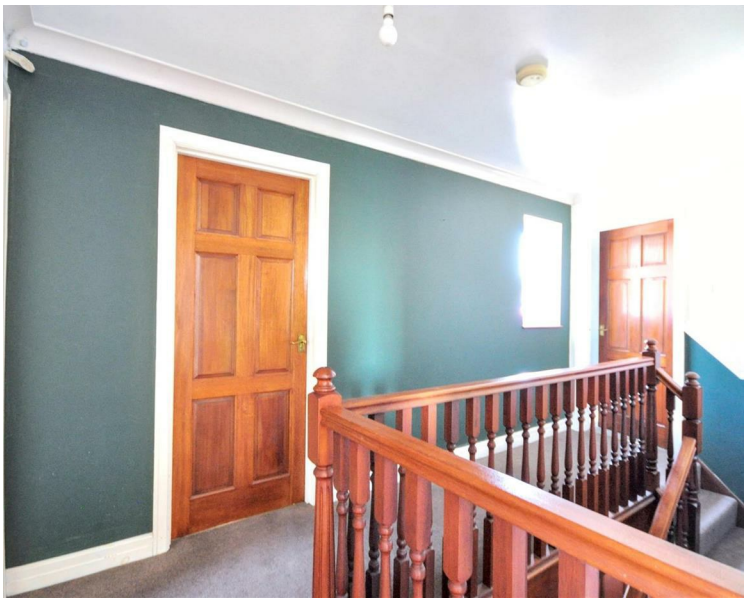
Services
Mains gas, water, electricity and drainage.
Gas combi central heating.

Viewings
Strictly by appointment via the agent.













Approx Gross Internal Area
211 sq m / 2276 sq ft



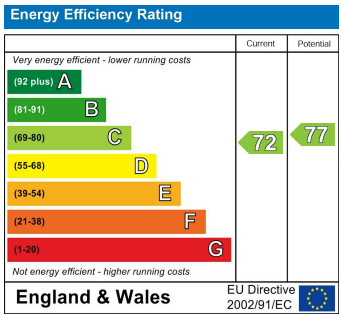
Ground Floor
Approx 133 sq m / 1428 sq ft

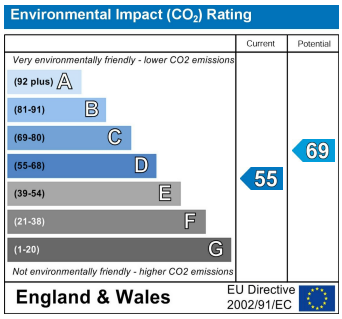
First Floor
Approx 79 sq m / 848 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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