Highwood Road

Uttoxeter, ST14 8BQ

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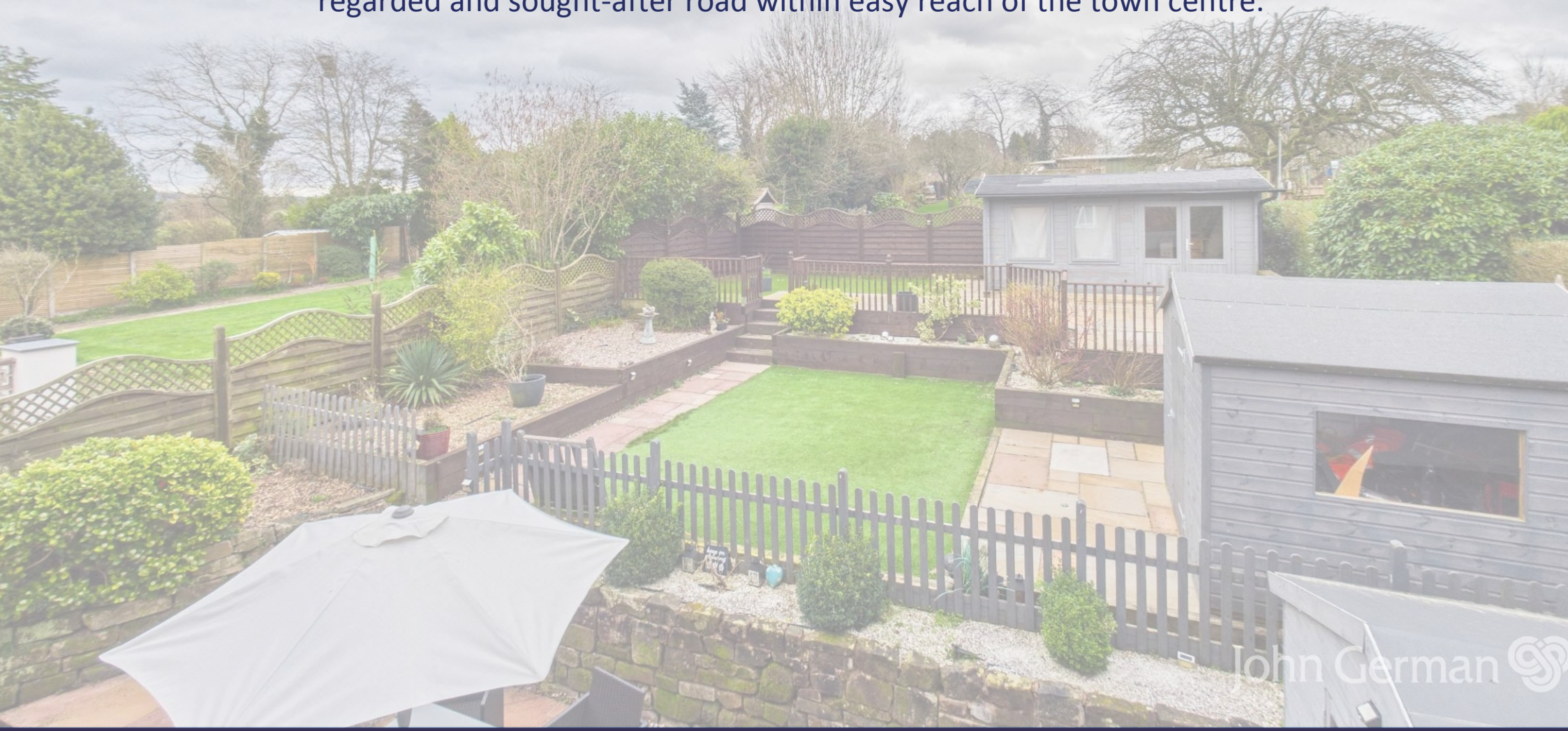

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Highwood Road

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Offers Over £585,000

Attractive traditional detached home with beautifully presented and much improved accommodation and a superbly equipped adjoining one bedroom annexe. Occupying an elevation position on a highly regarded and sought-after road within easy reach of the town centre.



An ideal opportunity for anyone looking for a home to accommodate a multi-generational or blended family, or those looking for an Air BnB/Holiday Let enterprise. Viewing and consideration of this extremely impressive and versatile home is highly recommended to appreciate its excellent condition and room dimensions on offer, the pleasant enclosed tiered rear garden which enjoys a degree of privacy, the amount of off-road parking, and its exact position.

Situated on a highly respected and desirable road within walking distance to the town and 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.

The Main House

A composite and part obscure double-glazed entrance door opens to the enclosed porch, having mosaic flooring and a glazed door and side lights leading to the hallway where stairs rise to the first floor and doors to the ground floor accommodation and the fitted guest cloakroom/WC.

The comfortably sized dual aspect lounge is immersed in natural light and has a focal wall mounted living flame effect electric fire. The lovely parquet flooring runs into the dining room through the glazed folding doors, with the room having a central chimney breast and a log burner set on a slate tiled hearth, and uPVC double glazed French doors and dual aspect windows.

The living kitchen allows space for either dining or soft seating depending on your preference, with uPVC double glazed French doors providing access to the patio. There is an extensive range of base and eye level units with worktops and an inset sink unit set below a rear facing window, space for a gas range stove with an extractor hood over, plus an integrated dishwasher and fridge.

An inner hall has a useful understairs cupboard and a door to the fitted laundry room, having worktops to two sides with an inset sink unit set below a side facing window, and plumbing for a washing machine. The inner hall provides potential to install a door and direct access into the adjoining annex.

To the first floor the pleasant split landing has doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and furniture. The spacious master suite has a dressing room leading to the ensuite shower room, having a white modern suite with full tiled walls, incorporating a corner cubicle with a mixer shower and rain head over. The rear facing second bedroom has a built-in wardrobe and also benefits from a fully tiled ensuite shower room, having a white suite incorporating a corner cubicle with an electric shower over. Bedroom three also has a built-in wardrobe. Completing the accommodation is the hugely impressive fully tiled family bathroom, having a white contemporary suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

The Annex

A composite and part obscure double-glazed entrance door opens to the fabulous open plan living/dining kitchen which extends to the full width of the annex. Having two front facing windows and an additional window to the side providing an excellent light and airy space, with a focal wall mounted living flame effect electric fire and space for a TV above.

In the kitchen area there is a range of base and eye level units with worktops and an inset sink unit set below the side facing windows, a fitted electric hob with an extractor hood over, built-in electric oven and further combination oven, plus an integrated fridge/freezer and washing machine.
In the lobby area there is a useful walk-in storage cupboard, and doors to the double bedroom which has a double-glazed door to the side and a built-in wardrobe (this could be used as access into the main home with the installation of a doorway). Finally there is the fitted shower room which has a white suite and low maintenance panelling, incorporating a double cubicle with a mixer shower over.

Outside

To the rear a natural Indian stone paved patio provides a lovely seating and entertaining area enjoying a degree of privacy with space for a outbuilding, drystone walling and steps lead to the tiered garden which has artificial lawns and gravelled beds plus well stocked borders, a further natural stone paved seating area and space for further useful outbuildings/sheds.

To the front an Indian stone paved terrace with gravelled edging provides space to relax, and access to both the main home and the annex. A tarmac driveway provides off road parking for numerous vehicles, with raised borders containing a variety of shrubs and plants.

W3W: biggest.commuted.qualify
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: Large driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains 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 F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/13032026

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ANNEX







Ground Floor



Floor 1



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Approximate total area(1)

2122 ft²

197.4 m²

Balconies and terraces

208 ft²

19.3 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.

GIRAFFE360









Agents' Notes

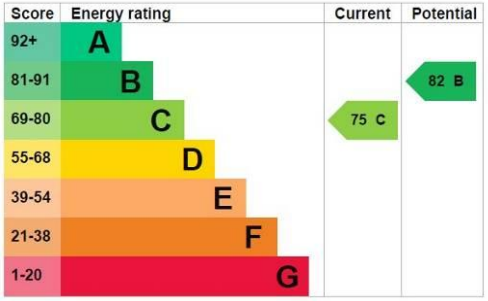
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