





**\*\* CHARACTER FAMILY HOME \*\* SET OVER THREE FLOORS \*\* SUBSTANCIAL PLOT \*\* ABUNDANCE OF POTENTIAL \*\* OVER 3500 SQ. FT OF ACCOMMODATION \*\***

Nestled within walking distance of Uttoxeter's vibrant market town, this remarkable traditional three-story townhouse is a most impressive period family home dating back to the early 18th Century. This property boasts a unique blend of historical significance and contemporary comfort.

Briefly comprising a reception hallway, lounge with adjoining drawing room, dining room, kitchen/diner, utility room, rear hallway, pantry, five bedrooms set over two floors and two bathrooms. The accommodation caters to modern lifestyles while retaining its historical allure. Beyond the property's gates lies a driveway providing off-road parking, while walled mature gardens and several outbuildings at the rear enhance its appeal.

Conveniently positioned for commuters, the property enjoys easy access to the A50, facilitating swift connections to the M1 and M6 motorways. Additionally, the nearby railway station offers convenient travel options, with Derby, Stoke, and Stafford all within reasonable commuting distance.



### Reception Hallway

Featuring two storage cupboards, Flagstone flooring throughout, timber glazed sash window to the front elevation, two storage cupboards, exposed beam work to ceiling, internal doors lead to:

### Store Room

With glazed window to the front elevation and electrical distribution board in housing.

### Inner Hallway

With door under stairs leading to the cellar, dog leg stairs leading up to the first floor, internal doors lead to:

### Dining Room

With a timber glazed sash window to the front elevation and secondary glaze, two central heating radiators, recessed ceilings, with an original open fireplace with exposed backing tiled hearth and timber mantle.

### Lounge

With a bespoke timber sash window to the rear elevation, the focal point of the room being the open fireplace with tiled mantle and Adam style surround, central heating radiator, ceiling roses to ceiling, opening leading to a former drawing room with a timber glazed sash window to the rear elevation, x2 central heating radiators and ceiling rose to ceiling.

### Kitchen/Diner

With a timber glaze sash window to the side elevation and further secondary glaze, two central heating radiators, the kitchen features a range of matching base level storage cupboards and roll top preparation, work surfaces with complementary tiled backing. A range of integrated appliances include a five ring, stainless steel gas, hob, extractor hood, oven and drill, stainless steel sink drainer with mixer tap, and further space for undercounter, and freestanding white goods, spotlighting to ceiling, internal door, lead to:



### Rear Hallway

With a timber glazed side entry door, quarry tiled flooring throughout, access to loft space via loft hatch, coat hooks, internal doors lead to:

### Utility Room

With a timber glazed window to the side elevation, base level storage units with woodblock effect roll top preparation work surfaces, stainless steel sink and drainer, Worcester Bosch central heating gas boiler, plumbing space for undercounter freestanding white goods, central heating radiator, access leading to a pantry area with central heating radiator and a timber glazed window to the rear elevation.







### Cloakroom/WC

With a frosted timber glazed window to the side elevation, low-level WC, pedestal wash hand basin with chrome taps, central heating radiator and quarry tiled flooring.

### First Floor Landing

With smoke alarm, dog leg staircase rising to the second floor landing, useful built-in storage cupboard, with eye level shelving, internal doors lead to:

### Bedroom One

With two timber glazed sash windows to side and rear elevations and further secondary glazes and central heating radiator.

### Bedroom Two

With two timber glazed sash windows to the rear elevation and secondary glazes, exposed beam work to ceiling, central heating radiator, useful built-in storage cupboard comprising of eye level shelving and hanging rail. An internal door leads to:

### Dressing Room

With a timber glazed sash window to the rear elevation with secondary glaze and central heating radiator. The room is currently utilised as a dressing area, but could equally be used as cot room, walk-in wardrobe or potential en-suite.

### Bedroom Three

With two timber glazed sash windows to the front elevation and secondary glazing, focal point fireplace, exposed beam work to ceiling and central heating radiator.

### Bathroom One

With a timber glazed sash window to the front elevation and secondary glaze, featuring a three piece family bathroom suite, comprising of low-level WC, bidet, bath unit with complementary tiling to wall coverings, exposed beam work to ceiling, central heating radiator and airing cupboard housing eye level shelving.



### Second Floor Landing

With a timber glazed sash window to the side elevation, access to loft space via hatch, useful built-in storage cupboard with eye level shelving, internal doors lead to:

### Bedroom Four

With a timber glazed sash window to the rear elevation and a further secondary glaze, central heating radiator, useful built-in storage cupboard with eye level shelving and hanging rail.

### Bedroom Five

With two timber glazed sash windows to the front elevation and further secondary glazes and a central heating radiator.

### Bathroom Two

With a timber glazed sash window to the front elevation and a further secondary glaze, featuring a three-piece family bathroom suite, comprising of bath unit with shower over, glass screen, and complementary tiling to wall coverings, low level WC, pedestal wash hand basin with chrome tap fittings and tiled splashback, Worcester Bosch central heating gas boiler and central heating radiator.

### Outside

Externally, on one side of the property, gates open onto the gravel driveway, providing off-road parking and access to a side garden featuring a combination of lawn, hard landscaping, and timber boundaries.

The rear garden, enclosed by a distinctive brick wall, showcases a lawn, mature trees, shrubbery, flower beds, a patio area, and timber fence boundaries.

The brick outbuilding measures 15' 11" x 13' 2" (4.85m x 4.01m) and includes personal doors at the front and side, as well as power and lighting.

Additionally, there are further outbuildings, including a brick-built workshop/shed with a front door and another outbuilding with its own front door.























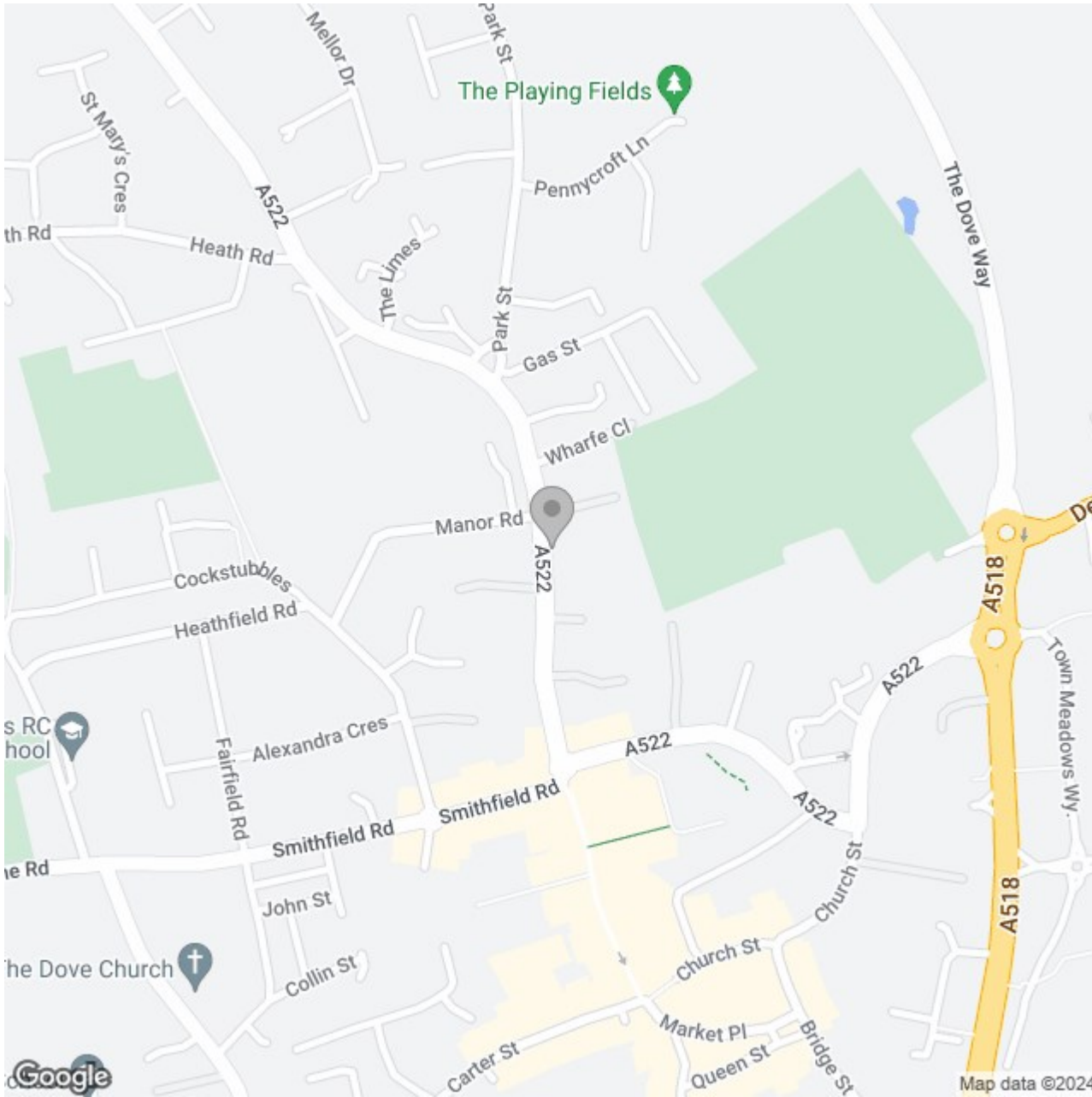
### First Floor

Approx. 113.5 sq. metres (1221.8 sq. feet)









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	