





CHARMING THREE-BEDROOM DETACHED FAMILY HOME IN  
CENTRAL UTTOXETER  
CHARACTER FEATURES | VERSATILE LIVING WITH CELLAR |  
LARGE REAR GARDEN | GATED ACCESS & GARAGING

This beautifully presented detached home offers a rare blend of character, space, and versatility, perfectly suited for modern family living. Set in the heart of Uttoxeter, the property features three well-proportioned bedrooms and a layout that balances everyday comfort with period charm.

One of the standout aspects of this property is its versatile layout, which includes a cellar and an attic room—both offering excellent storage and exciting potential for conversion into additional living space or bedrooms, subject to the necessary planning permissions.

Step inside to discover a welcoming reception room ideal for relaxing or entertaining, alongside a recently fitted contemporary family bathroom that brings a stylish, modern touch. The home is enhanced by a number of characterful features throughout, offering timeless appeal.

Outside, a generous rear garden provides a private haven with plenty of room for play, gardening, or simply unwinding. The property is accessed via a beautiful wrought iron gated entrance, leading to the rear of the home where you'll find garaging and secure parking—an exceptional feature for a central town location.

Ideally situated within walking distance of local shops, schools, and other amenities, this home combines charm and convenience in equal measure.

In summary, this detached home on Stone Road presents a fantastic opportunity for families seeking flexible living space, period character, and a prime location within the vibrant community of Uttoxeter.



## Hallway

A welcoming entrance hall accessed via a stylish composite front door, featuring elegant oak panelled flooring that flows throughout. Housing the consumer unit and electric meter within a discreet cupboard, the hallway also benefits from a central heating radiator and wall-mounted thermostat. A staircase with contemporary balustrade rises to the first floor, while attractive glass panelled internal doors lead to the principal ground floor accommodation.

## Lounge/Diner

A beautifully appointed open-plan living and dining space, enjoying natural light from a double glazed bay window to the front and an additional window to the rear. The lounge area centres around a charming cast-iron log burner, set on a tiled hearth with an exposed brick backdrop and solid timber mantle – perfect for cosy evenings. Complemented by oak panelled flooring and a central heating radiator. The dining section provides ample space for entertaining, with views over the rear garden and convenient access through a timber door to the adjoining rooms.



## Utility Area

Featuring durable tiled flooring and a central heating radiator. A double glazed door provides access to the rear entry, while a range of base and eye-level storage cupboards offer excellent utility, complemented by wood block drop-edge preparation work surfaces. Finished with ceiling spotlights and LED lighting to kickboards for a modern touch, this space also provides access to the cellar via a fitted door and opens internally to further accommodation.







### W.C.

Featuring a double glazed frosted window to the side elevation for natural light and privacy. Finished with tiled flooring and half-height tiled walls, this space includes a low-level WC and a contemporary floating wash basin. A central heating radiator adds comfort, making this a practical addition to the ground floor accommodation.

### Kitchen/Diner

A superb extended kitchen-dining space designed for both family living and effortless entertaining. Bathed in natural light from two UPVC double-glazed side windows and French doors that open directly onto the rear patio, this room seamlessly blends indoors with outdoors. The bespoke kitchen is fitted with an extensive range of matching base and eye-level cupboards and drawers, all crowned by luxurious granite drop-edge work surfaces. A central breakfast island—topped with complementary solid wood block—offers additional preparation space, integrated recycling bins and an overhang for casual and breakfast seating.



A host of quality integrated appliances includes a Belfast-style ceramic sink with oversize drainer, dishwasher and sleek pull-out larder units, while designated spaces remain for further freestanding white goods to suit your needs. LED ceiling spotlights illuminate the entire area, and the striking vaulted ceiling—accented by an exposed timber beam—adds character and a sense of airy volume to this impressive heart-of-the-home.

### Cellar

A unique and adaptable space offering excellent potential for a variety of uses to suit a discerning buyer—be it a home office, studio, snug, or hobby room—subject to the necessary permissions. The room benefits from its own central heating radiator and is fitted with lighting, ensuring it is functional and comfortable year-round. A truly flexible area, ideal for those seeking additional living or working space within the home.

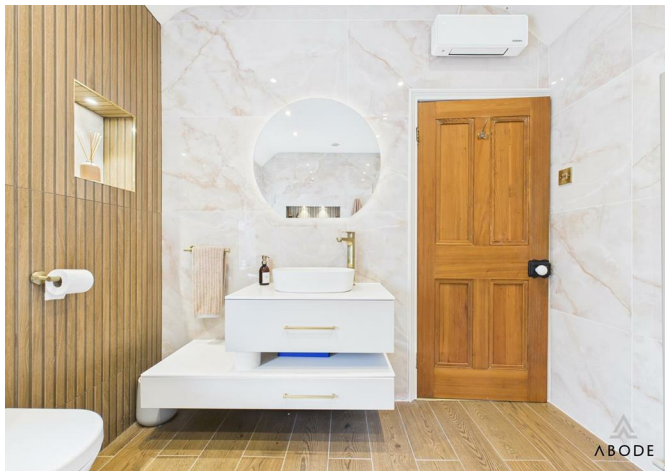
### Landing

A bright and airy landing area with a UPVC double glazed window to the side elevation, providing natural light to the upper floor. Featuring a central heating radiator, the landing gives access to the principal first-floor rooms via internal doors.



### Bedroom One

A generously proportioned principal bedroom boasting a desirable dual-aspect outlook, with three UPVC double glazed windows—two to the front and one to the rear—flooding the room with natural light. This elegant space includes two central heating radiators for year-round comfort, and a built-in wardrobe complete with hanging rail and shelving for convenient storage. An internal door leads directly to the en suite, enhancing privacy and ease of living.



### En-suite

A contemporary en suite shower room, beautifully finished with tiled flooring and complementary wall coverings. The suite comprises a low-level WC, a modern floating wash hand basin with an elegant gold mixer tap, and an oversized walk-in shower cubicle featuring a rainwater showerhead. Recessed shelving adds a charming and practical touch to this thoughtfully designed space.

### Bedroom Two

An impressively spacious double bedroom, originally designed as two separate rooms and now combined to create a generous and versatile living space. Featuring two UPVC double glazed windows to the front elevation, the room is filled with natural light and benefits from a central heating radiator. This flexible space could easily be reconfigured to reinstate the original two-bedroom layout, should a discerning buyer require, making it ideal for growing families or those seeking additional functionality.

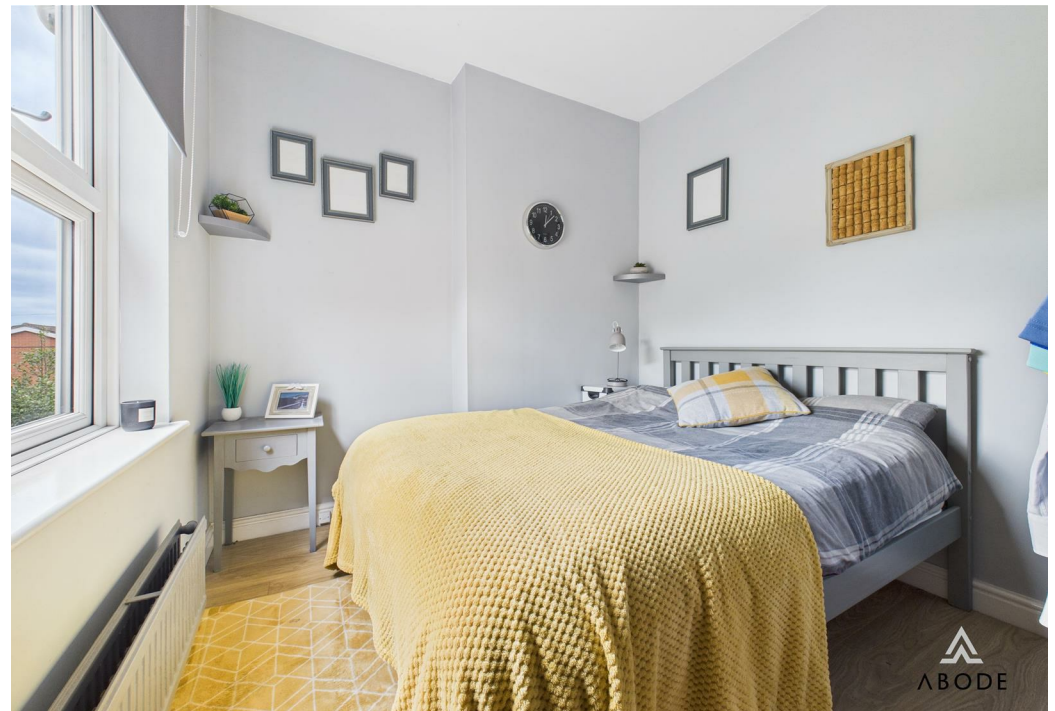
### Bedroom Three

A well-proportioned bedroom positioned to the rear of the property, with a UPVC double glazed window overlooking the garden and a central heating radiator.

### Family Room/Loft Room

Accessed via a door from the first-floor landing and a flight of half-steps, this versatile second-floor room offers a fantastic additional living space, ideal as a family room, playroom, home office. The room enjoys ample natural light from a side-facing UPVC double glazed window and two Velux roof windows. Thoughtfully designed, it features built-in eaves storage, eye-level shelving, and a central heating radiator. A fire escape ladder provides added safety, making this a practical and flexible area within the home.











Floor -1



Floor 0

**Approximate total area<sup>(1)</sup>**  
192.9 m<sup>2</sup>  
2076 ft<sup>2</sup>  
**Reduced headroom**  
1 m<sup>2</sup>  
10 ft<sup>2</sup>



Floor 1



Floor 2

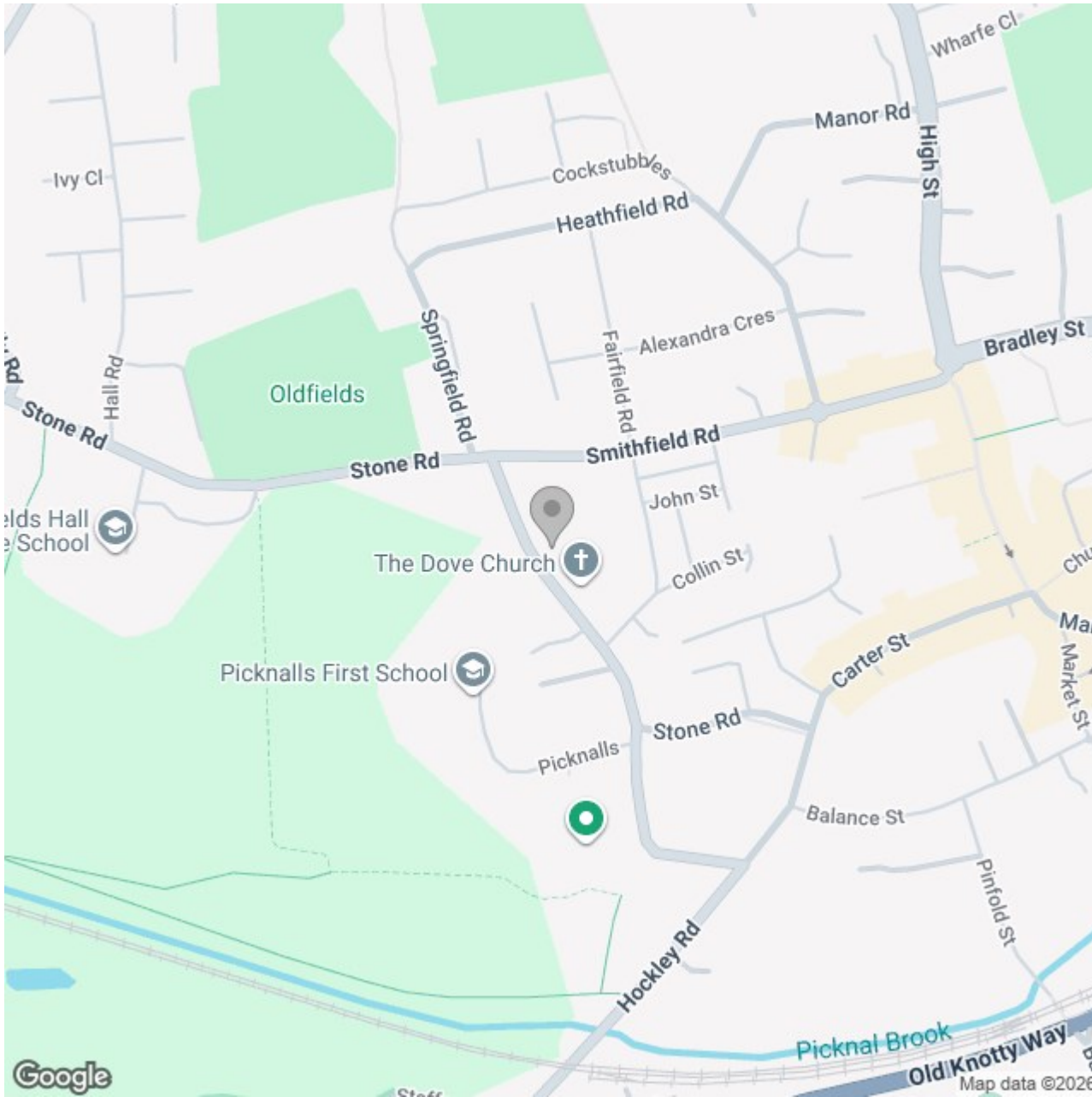
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## 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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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	