

Westlands Road, Uttoxeter, Staffordshire, ST14 8DJ
Asking Price £265,000





** EXTENDED THREE BEDROOM HOME ** OPEN PLAN KITCHEN DINER ** NO CHAIN ** OFF ROAD PARKING **

A well-presented and extended family home offering spacious and versatile accommodation throughout. The property features a welcoming entrance hall, a bright bay-fronted lounge, and an impressive open-plan kitchen diner forming the heart of the home, complete with roof lights and French doors opening onto the garden.

Additional ground floor benefits include a separate utility room and WC. To the first floor are three well-proportioned bedrooms and a modern family bathroom, making this an ideal home for growing families or those seeking flexible living space.

The property is conveniently located nearby to the town centre and within easy access to local amenities such as shops, schools, leisure centre. Easy access to A50 which links all major road networks.



Hallway

Entered via a composite front door with a frosted UPVC double-glazed side window, the hallway offers a welcoming first impression. Features include a central heating radiator, smoke alarm, and an original staircase rising to the first-floor landing. An internal panelled door provides access to the main living accommodation.

Lounge

A bright and comfortable reception room positioned to the front of the property, featuring a UPVC double-glazed bay window, two central heating radiators, and a TV aerial point. An internal panelled door leads through to the kitchen diner.

Kitchen/Diner

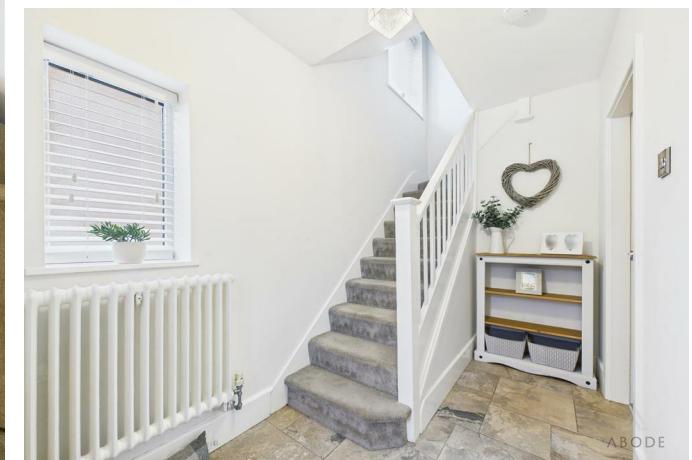
This impressive open-plan kitchen diner has been enhanced by a rear extension and forms the heart of the home. The space benefits from a rear-facing UPVC double-glazed window, UPVC French doors opening onto the garden, and two double-glazed Velux roof windows providing excellent natural light. LED spotlighting enhances the contemporary feel. The kitchen is fitted with a range of matching base and eye-level units with wood-effect work surfaces and ceramic tiled flooring throughout. Integrated appliances include an oven and grill, fridge, freezer, dishwasher, and a five-ring hob with stainless steel extractor. A one-and-a-half bowl composite sink with mixer tap and central heating radiator complete the space. An internal door leads to the utility room.



Utility Room

A practical and well-appointed utility room featuring a frosted UPVC double-glazed side window, fitted base and wall units with granite-effect work surfaces, and complementary tiled flooring and partial wall tiling. Additional features include plumbing for white goods, a heated towel radiator, ceiling spotlighting, smoke alarm, and housing for the central heating combination boiler and electrical consumer unit. An internal door leads to the WC.







W.C.

With a glazed window to the side elevation and fitted with a low-level WC.

Landing

The first-floor landing benefits from a frosted UPVC double-glazed side window, smoke alarm, and access to two loft spaces via loft hatches. Original panelled doors lead to all first-floor accommodation.

Bedroom One

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

Bedroom Two

A generous second bedroom with a UPVC double-glazed bay window to the front elevation and central heating radiator.

Bedroom Three

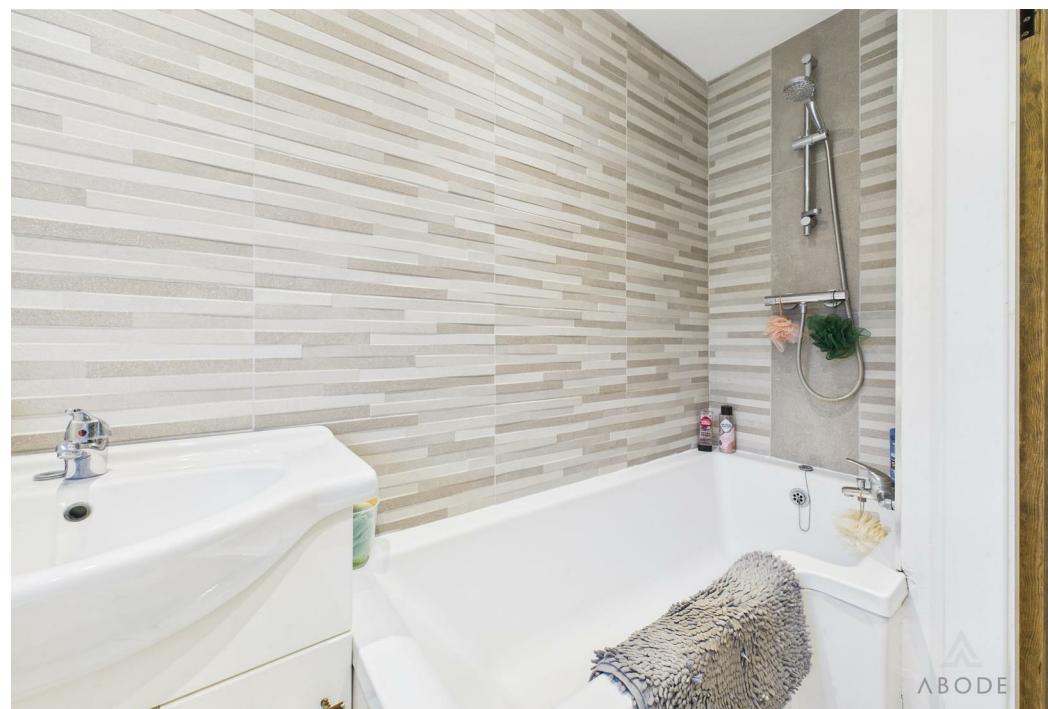
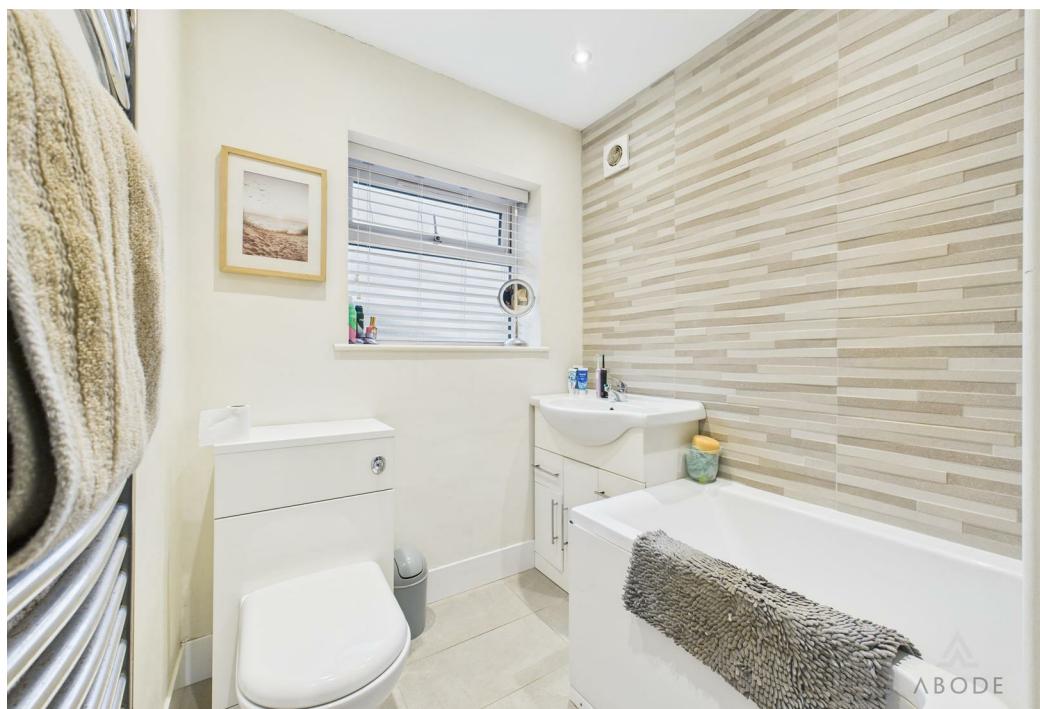
A third bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator.

Bathroom

The family bathroom features a frosted UPVC double-glazed rear window and a modern three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and a P-shaped bath with shower over. Finished with complementary wall and floor tiling, chrome heated towel rail, extractor fan, and recessed ceiling spotlighting.













Floor 0

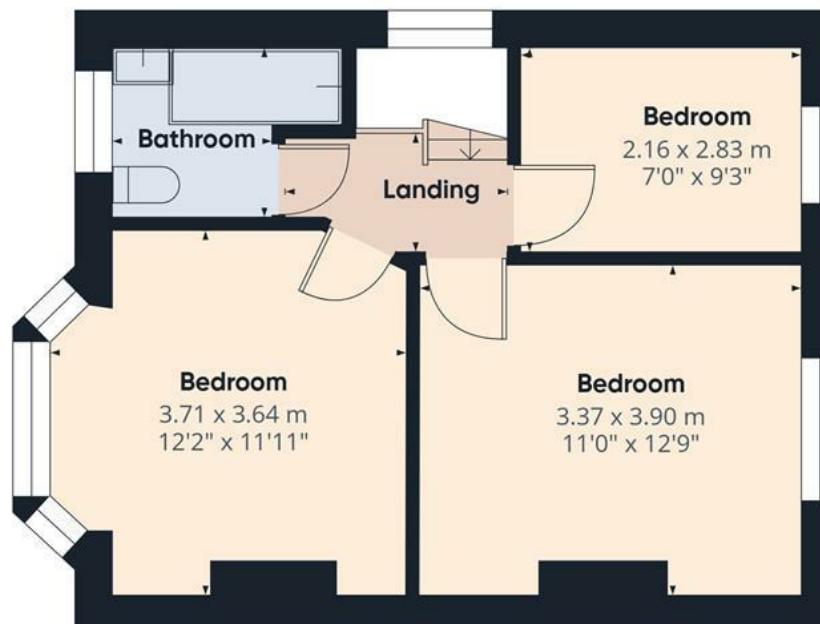


Approximate total area⁽¹⁾

92.8 m²
1001 ft²

Reduced headroom

0.6 m²
6 ft²



Floor 1

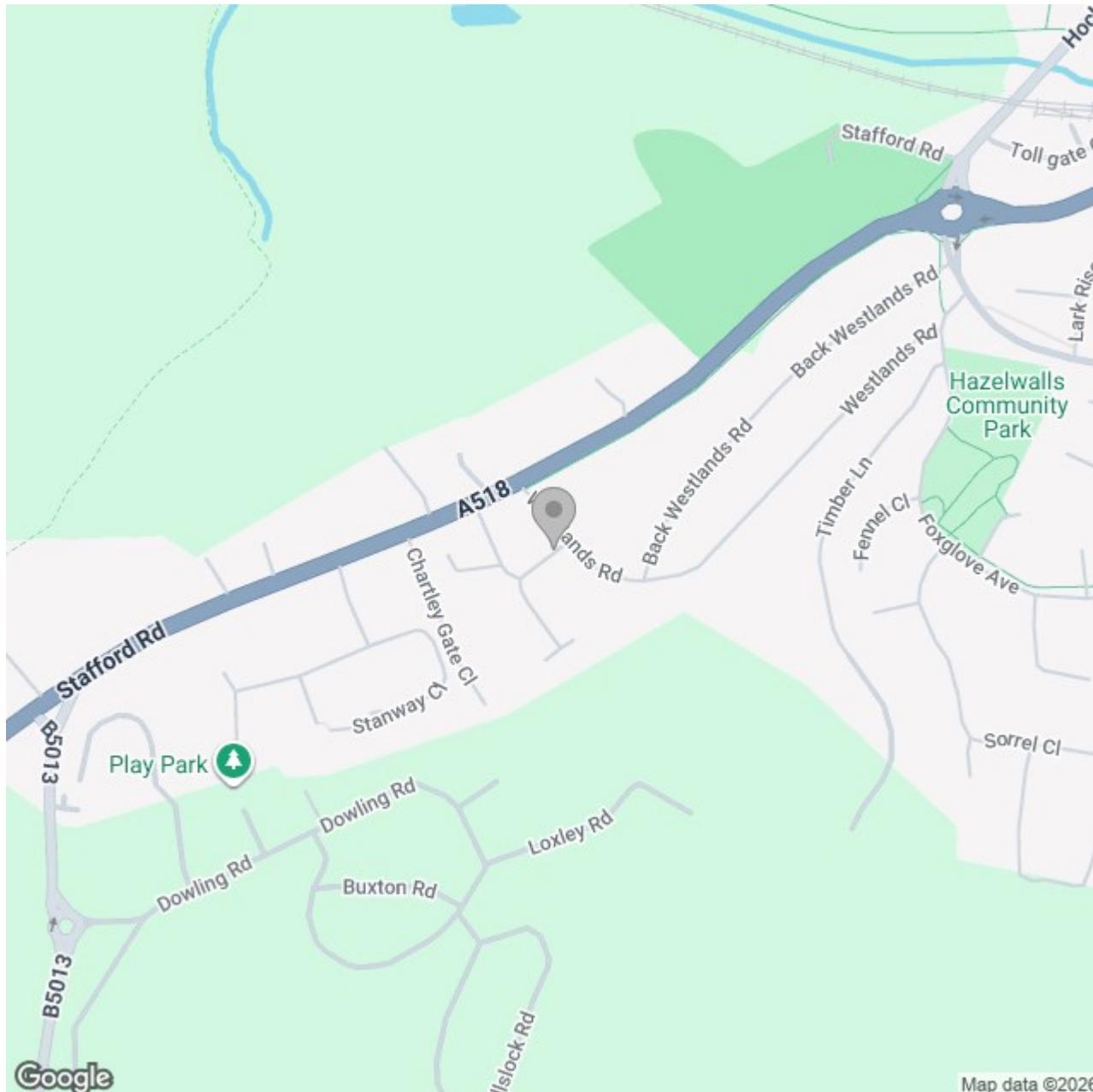
(1) Excluding balconies and terraces

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





Energy Efficiency Rating

A horizontal bar chart showing energy efficiency ratings from A (most efficient) to G (least efficient). The scale is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red). Each bar is labeled with its corresponding letter and a range of values in parentheses. To the right of the chart, there are two green arrows pointing left, each containing a number: 84 above 72.

Rating	Range	Value
A	(92 plus)	92+
B	(81-91)	81-91
C	(69-80)	69-80
D	(55-68)	55-68
E	(39-54)	39-54
F	(21-38)	21-38
G	(1-20)	1-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs



<https://www.abodemidlands.co.uk>

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