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SALES & LETTINGS

Highwood Road, Uttoxeter, Staffordshire, ST14 8BG

£525,000

https://www.abodemidlands.co.uk

This exceptional property on Highwood Road seamlessly blends period charm with modern convenience, offering a spacious and beautifully maintained home both inside and out. The entrance hallway sets the tone with striking Minton tiled flooring and a traditional balustrade staircase, while the ground floor features a neatly presented cloakroom and a practical utility room with access to the garden. The expansive dual-aspect lounge is flooded with natural light from its bay window and French doors, and features a cast-iron log-burning fireplace, creating a warm and inviting atmosphere.

The true heart of the home lies in the open-plan kitchen, thoughtfully designed with a central breakfast island, granite worktops, a Belfast sink, integrated appliances, and a feature Rangemaster cooker. A bay window brightens the space, and the kitchen flows effortlessly into the dining and seating areas. With French doors and a Velux window leading onto the landscaped rear garden, this area is perfect for modern family life and entertaining.

Upstairs, the principal bedroom enjoys abundant natural light from four windows and includes a private dressing room and luxury en-suite with a double walk-in rain shower. The second bedroom is generously sized and fitted with ample built-in storage, while the third bedroom offers peaceful views over the rear garden. The elegant family bathroom, fitted with high-end Villeroy & Boch fixtures, features a freestanding roll-top bath and integrated vanity storage.

Externally, the home sits on a well-positioned plot with a double-width driveway providing ample off-road parking. The front garden is attractively landscaped with mature hedging for privacy. To the rear, the garden is a true highlight—meticulously maintained and landscaped with paved patio space, manicured lawns, and mature borders, creating a tranquil and private outdoor retreat.

Viewing by appointment only.

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Entrance Hallway

A striking entrance to the property, featuring a composite double glazed front entry door with adjoining and overhead glazed panels that allow natural light to flood the space. The hallway retains its original charm with Minton tiled flooring throughout and a balustrade staircase rising to the first-floor landing. Further benefits include a central heating radiator and internal doors providing access to the principal ground floor rooms.

Lounge

An impressive and spacious dual-aspect lounge, bathed in natural light from a bay window to the front elevation comprising five UPVC double glazed units. The focal point of the room is the charming cast-iron log-burning fireplace with a timber mantle and granite hearth. Additional features include coving to the ceiling, a central heating radiator, TV aerial point, and a further extended entertaining area to the rear, complete with UPVC double glazed French doors and adjoining windows that open out onto the garden, creating a perfect space for both relaxation and social gatherings.

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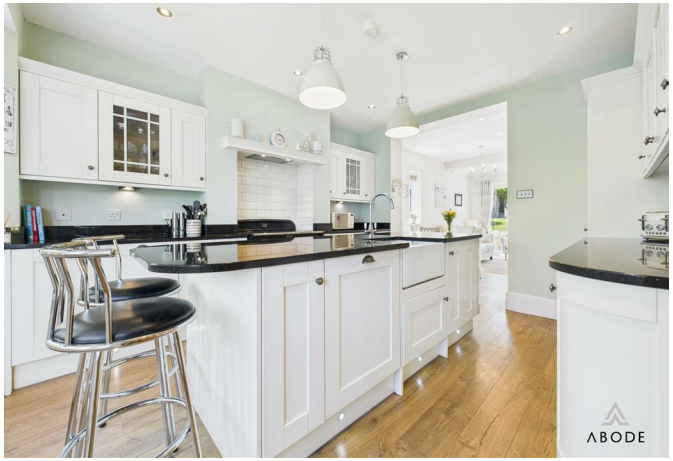
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Living/Dining Kitchen

Undoubtedly the heart of the home, this impressive open plan living space is beautifully designed for modern family life and entertaining. The contemporary kitchen features a stylish breakfast island with granite worktops and integrated wine storage, along with a range of base-level units housing a Belfast ceramic sink with mixer tap and an integrated dishwasher.

Additional matching base and eye-level units, including elegant display cabinets with LED downlighting, provide excellent storage and frame the focal point of the kitchen —a striking Rangemaster cooker with integrated extractor fan. A wine cooler is also included for added convenience. A charming bay window to the front elevation, comprising five uPVC double glazed units, allows natural light to flood the space.

An opening leads into a delightful dining area, with a uPVC double glazed window to the side elevation and a central heating radiator. High-quality oak effect panelled flooring continues through to the rear seating area, where a Velux roof window and uPVC double glazed French doors open directly onto the beautifully landscaped rear garden, creating a perfect indoor-outdoor flow.

Utility Room

A practical and well-appointed utility space with tiled flooring throughout, plumbing and freestanding under-counter space for white goods and appliances. Features include drop-edge granite-effect preparation work surfaces with tiled splashbacks, a stainless steel sink and drainer with mixer tap, and housing for the central heating gas boiler. Finished with a central heating radiator, ceiling spotlights, and a UPVC double glazed door providing access to the exterior.

W.C.

A neatly presented ground floor cloakroom featuring a UPVC double glazed frosted glass window to the side elevation, tiled flooring throughout, and a low-level WC with continental flush. There is a modern floating wash hand basin with mixer tap and tiled splashback, complemented by a chrome heated towel radiator and extractor fan.

Bedroom One

A generously sized principal bedroom featuring four UPVC double glazed windows to both the front and side elevations, providing an abundance of natural light. The room includes a central heating radiator and offers access to a private dressing room.

Dressing Room

Fitted with a UPVC double glazed frosted window to the side elevation, central heating radiator, and an excellent range of built-in storage solutions including hanging rails, shelving, and pull-out drawers. Finished with ceiling spotlights and internal door access to the en-suite.

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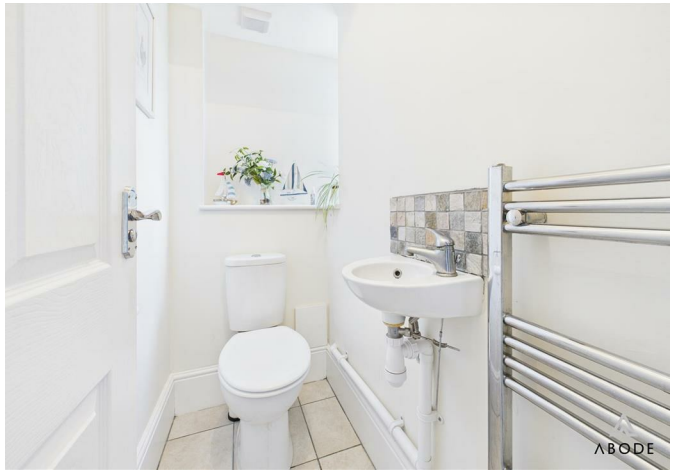
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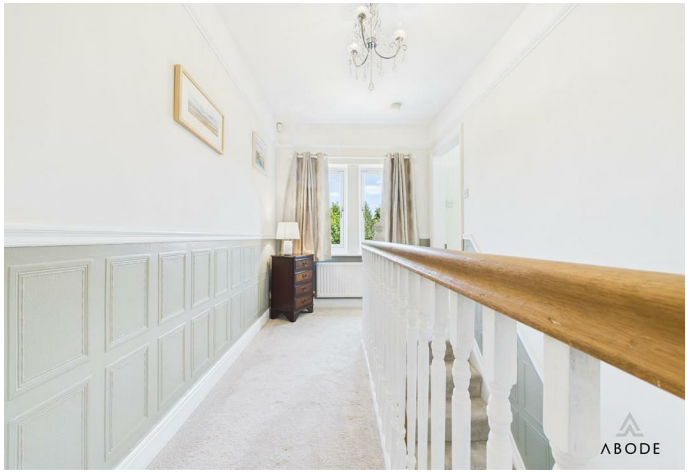
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En-suite

A beautifully refitted en-suite shower room comprising a UPVC double glazed frosted glass window to the rear elevation, a low-level WC with continental flush, vanity wash hand basin with mixer tap, and a double walk-in shower enclosure with a rainwater showerhead and glass screen. Complementary floor and wall tiling, chrome heated towel radiator, extractor fan and ceiling spotlights complete the space.

Bedroom Two

A spacious second bedroom with three UPVC double glazed windows to the front elevation, a central heating radiator, and a comprehensive range of built-in fitted wardrobes with hanging rails and shelving.

Bedroom Three

A well-lit bedroom with two UPVC double glazed windows to the rear elevation, a set of integrated wardrobes and a central heating radiator.

Family Bathroom

A stylish and well-appointed Villeroy & Boch family bathroom featuring a UPVC double glazed frosted glass window to the rear elevation. Comprising a three-piece suite including a low-level WC with continental flush, vanity wash hand basin with mixer tap and integrated storage drawers, and a freestanding roll-top bath with mixer tap and handheld shower attachment. Finished with anthracite heated towel radiator, complementary tiling to both floors and walls, ceiling spotlights, shaving point and extractor fan.

Outside

The property is approached via Highwood Road onto a spacious double-width tarmacadam driveway, offering ample off-road parking. The front garden is attractively landscaped, featuring decorative shrubs and well-maintained hedge boundaries that frame the plot and provide privacy.

There is dual gated access to left and right sides provides secure access to the rear of the property, where a generous paved patio area creates the perfect setting for outdoor dining and entertaining. Beyond, the stunning rear garden extends beautifully, having been meticulously maintained and landscaped throughout. A mix of manicured lawned areas and an array of decorative and herbaceous borders enhance the space, with mature hedgerows to the boundary offering both privacy and a picturesque backdrop. Included in the sale is a bespoke timber summer house, perfectly positioned to enjoy picturesque garden views looking back toward the main house. Thoughtfully insulated for year-round use, this versatile space offers an ideal setting for a home office, studio, or peaceful retreat, combining comfort with charm in a tranquil garden setting.

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Floor 0

Floor 1

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Approximate total area(1)

135.7 m²

1461 ft²

Reduced headroom

0.6 m²

7 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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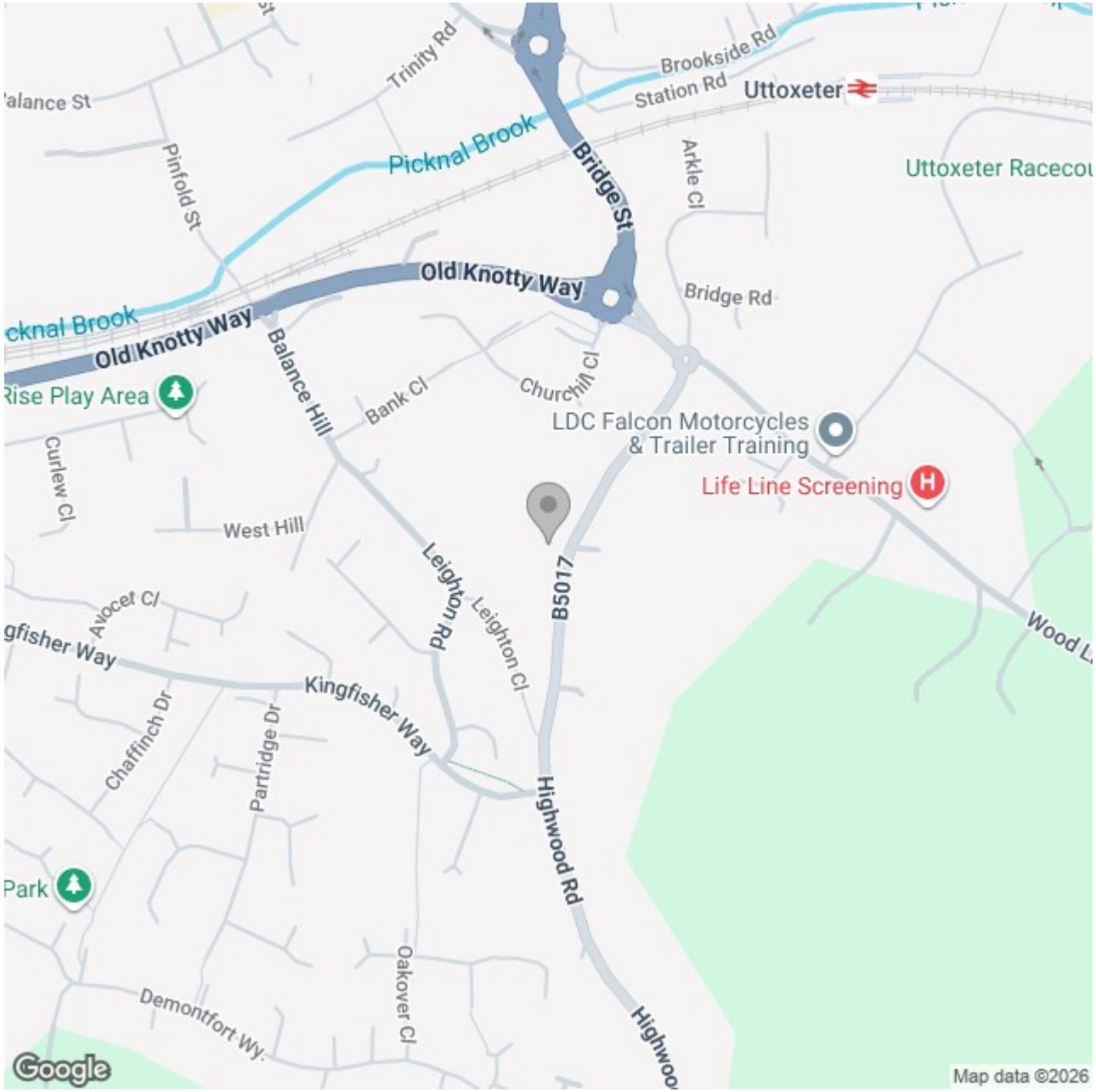

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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