

Smithfield Road, Uttoxeter, Staffordshire, ST14 7JZ
£139,950





Two-Bedroom Victorian End-of-Terrace | South-Facing Garden | No Chain

This charming Victorian end-of-terrace home offers well-presented accommodation throughout and is ideally located within walking distance of local shops and amenities. Benefiting from uPVC double glazing, the property comprises a welcoming lounge, spacious dining room with feature log-burning fireplace, modern fitted kitchen, contemporary bathroom, and two generous bedrooms, including a principal bedroom with en-suite facilities.

Externally, the property enjoys a low-maintenance, south-facing rear garden laid to lawn, along with a useful side utility outbuilding, making this an ideal home for first-time buyers or those seeking character with modern comforts.

Viewing by appointment only.

Lounge

A welcoming lounge featuring a UPVC double-glazed window to the front elevation and a composite front door. The room benefits from a central heating radiator and a charming feature fireplace with a timber mantle. Additional highlights include a TV aerial point and master telephone socket, with internal access leading through to the dining room.

Bathroom

The modern bathroom features a UPVC double-glazed frosted window to the side elevation and a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin, and a bath with glass screen and electric shower over. Complementary wall tiling, a central heating radiator, extractor fan, spotlight ceiling lighting, and an additional frosted window complete this bright and practical space.

Dining Room

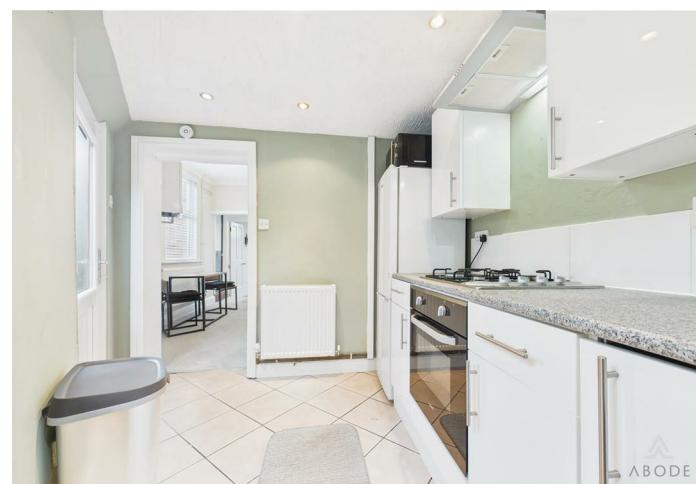
The spacious dining room enjoys a UPVC double-glazed window to the side elevation and a central heating radiator. A striking cast-iron log-burning fireplace with exposed brick backing and a tiled hearth provides a lovely focal point. The room also offers a convenient under-stair storage cupboard, a central heating gas boiler, and a staircase leading to the first floor, with doors providing access to the kitchen and bathroom.



Kitchen

The well-appointed kitchen includes a UPVC double-glazed window to the side elevation and tiled flooring throughout. A range of matching base and eye-level storage cupboards are complemented by granite-effect roll-top work surfaces and tiled splashbacks. Integrated appliances include a four-ring stainless steel gas hob with extractor hood, oven and grill, and a stainless steel sink with mixer tap. Spotlighting, a smoke alarm, and a UPVC double-glazed door providing access to the rear garden and side access complete this functional space.







Landing

The landing features cleverly designed integrated overhead storage and doors leading to the bedrooms.

Bedroom One

A spacious rear-facing bedroom featuring a UPVC double-glazed window, central heating radiator, TV aerial point, and a built-in storage cupboard housing the hot water tank with shelving.

Bedroom Two

A generous double bedroom to the front elevation with a UPVC double-glazed window, central heating radiator, built-in cupboard with shelving, and loft access.

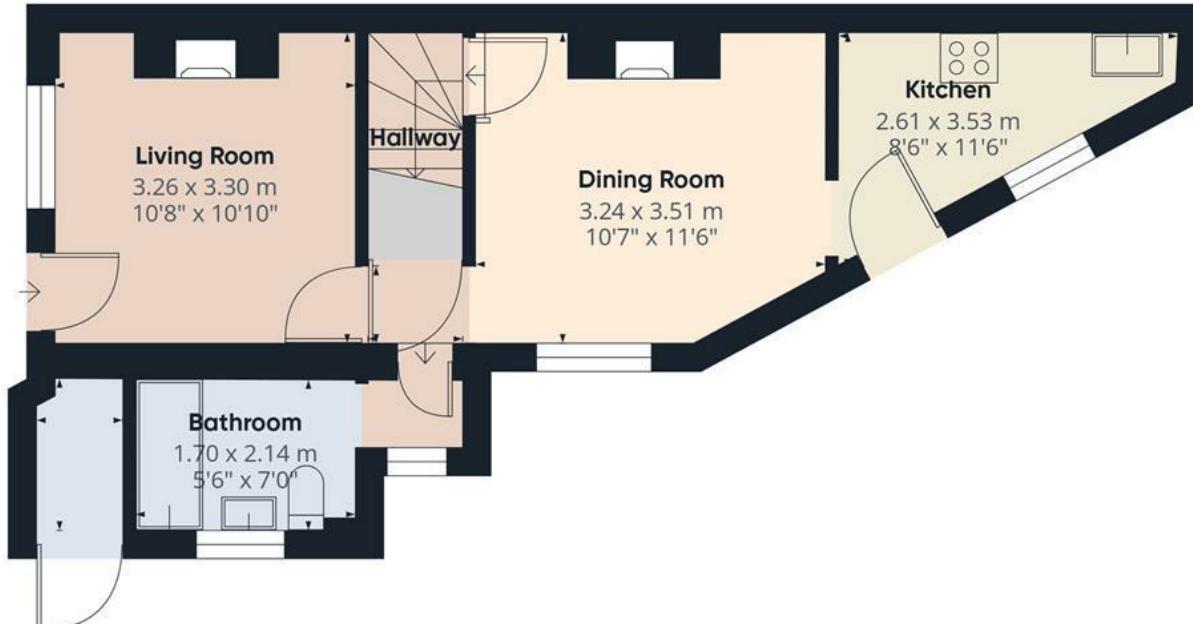
Outside

Accessed via a secure gated shared entry and access into the outbuilding ideal for further storage and plumbing for appliance. The side elevation provides an ideal space for wheelie bin storage.

The garden to the rear has a gravelled pathway leading into an Indian stone paved patio, ideal for entertaining and a garden which is mainly laid to lawn. The rear has decorative soil borders, housing of variety of mature plants and shrubs. To the rear is a timber built garden storage shed. The rear benefits from a south facing aspect, allowing for ample all day sun.



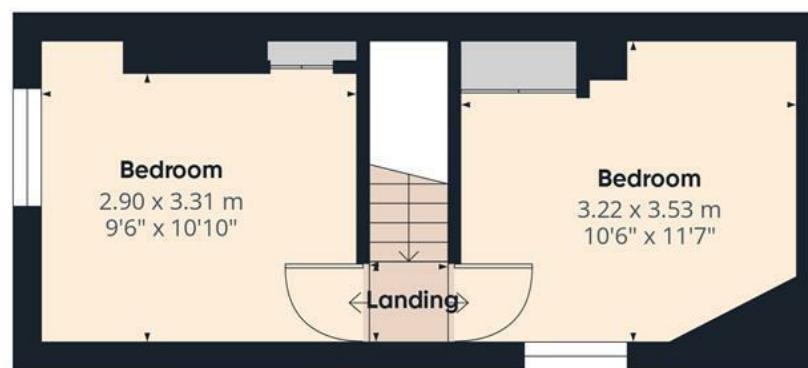




Approximate total area⁽¹⁾

57.9 m²

625 ft²

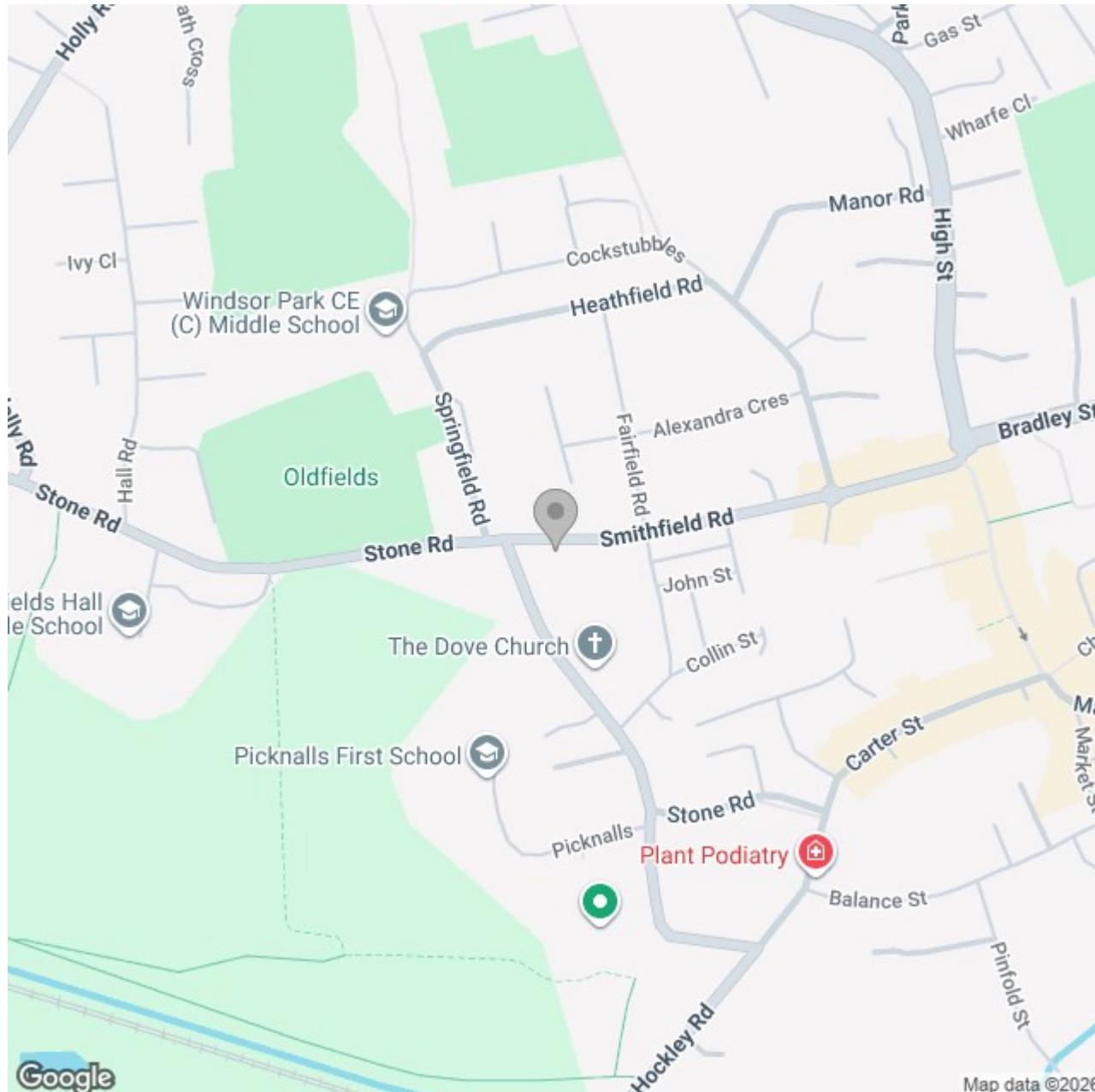


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating

