



4 Uttoxeter Road, Stone

£475,000 Freehold



Stunning detached home sitting on a 1/4 acre plot with expansive gardens, four double bedrooms, 3 generous reception areas and something for the whole family to enjoy. • Complete with approved planning permission for a detached, two-bed bungalow with an integral garage, to the rear of the home, making this home a savvy business opportunity as well as your dream home. • Generous driveway with off-road parking, a single garage and a generously sized rear garden with space for vegetable and flower patches, fun summer BBQs and el fresco dining! • Sleek and modern kitchen with breakfast bar, adjoining dining room for hosting family, plus two generously sized reception rooms for big family movie nights and more. • This home blends traditon with contemporary finishings seamlessly and provides a fantastic opportunity to truly set down roots here in the wonderful Stone



A home that truly has it all – space, style, sunshine, and a slice of adventure. Tucked away on Utttoxeter Road on a ¼ acre plot of pure potential, this stunning detached home is more than just bricks and mortar; it's a lifestyle waiting to be lived! Whether you're looking to raise a family, entertain friends in style or explore a savvy business opportunity, this home brings the wow factor. Open the front door and be welcomed by an entrance hall, perfect for kicking off your shoes and hanging up your coats. The open-plan kitchen/breakfast room is a showstopper. With sleek cabinetry, plenty of storage, space for all your favourite appliances, and a breakfast bar, you'll be cooking up a storm in style. The dining area is perfect for hosting friends and family. Plus, you will find a handy utility space that could easily be reverted back into its original form, a wet room. Ready for movie nights or simply watching the garden views drift by? The spacious living room features dual-aspect windows and a glazed Sliding door that opens to the rear. For those who need some bonus space – you'll find a second reception room that's ideal for a home office, playroom or studio. A second utility and downstairs W/C complete the ground floor. The expansive master bedroom features its own en suite bathroom. There are also three further double bedrooms, giving everyone their own peaceful corner of this home. The shower room features a shower, sink, and W/C. Step outside to your own garden wonderland. Spanning a full ¼ acre, the rear garden stretches and is a haven for green-fingered dreams, ideal for growing veggies or creating a flowering masterpiece. The other side of the garden offers decked seating space with a large pergola and is your summer BBQ zone. At the front you will find ample off-road parking on the driveway plus a detached double garage for secure storage. The property doesn't just look good – it's clever too. With approved planning permission for a two-bedroom detached bungalow (including an integral garage and parking) to the rear, you're looking at an incredible investment opportunity that could also be used for flexible multi-generational living! Set in the busy market town of Stone, you're nearby excellent schools, local shops, cafés and everything else the town centre has to offer. Plus, with excellent road, rail and bus links, getting around is a breeze. Big on space, full of charm, and bursting with potential – this is more than a home; it's your next great adventure.



Stunning 4-bed detached home on Uttoxeter Road with $\frac{1}{4}$ acre garden. Open-plan kitchen, spacious living room, master bedroom with en suite, and potential for additional two-bedroom bungalow. Close to Stone town centre and excellent amenities. Ideal for family living or investment opportunity. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

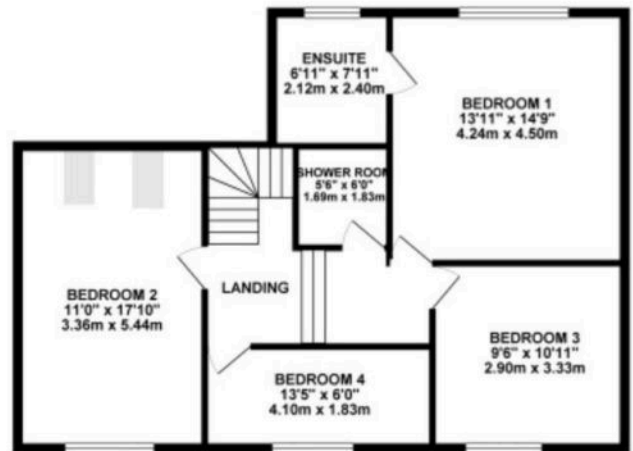
EPC Environmental Impact Rating: D



GROUND FLOOR 799.50 sq. ft.
(74.28 sq. m.)



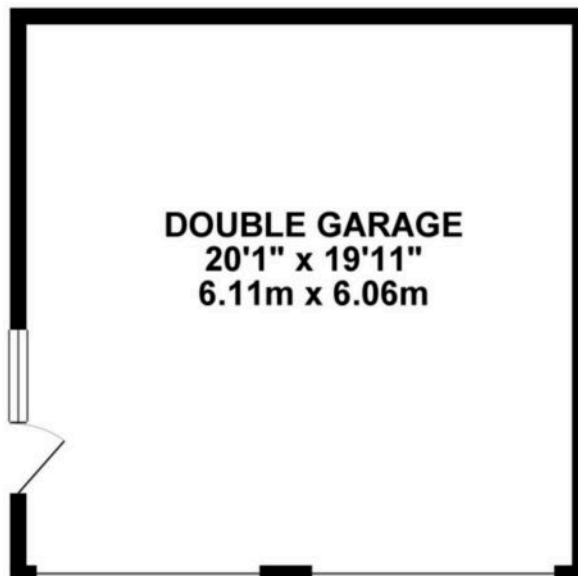
1ST FLOOR 803.13 sq. ft.
(74.61 sq. m.)



TOTAL FLOOR AREA: 1602.62 sq. ft. (148.89 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR 399.14 sq. ft.
(37.08 sq. m.)



TOTAL FLOOR AREA: 399.14 sq. ft. (37.08 sq. m.) approx.

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01785 814917