



76 Uttoxeter Road, Blythe Bridge

£375,000

A larger than life South Facing garden, fenced with lush green lawn featuring an apple tree for some in season fruit.

- A modern and bright extension provides the ideal setting for seamless multi generational living.
- Multiple reception rooms, four bedrooms, two bathrooms and a kitchen with an abundance of storage. There's room for all the family.
- Located in Blythe Bridge, home to great local schools and transport links to the A50 and a convenient train station make traveling a breeze.
- Large driveway for multiple vehicles with secure electric gates.



"Suddenly I see, suddenly I see, this is what I wanna be..." And if you're seeing this, I'm guessing you're ready to begin an exciting new chapter for your family! Let me walk you through the particulars. Located in Blythe Bridge, this home enjoys the best of family-friendly living. The area is renowned for its excellent schools, strong transport links via the A50, and its own train station, making it ideal for families of all generations and transport needs. Everyday convenience is right on your doorstep with local shops and a couple of welcoming pubs just a short distance away. The A50 provides swift access to the city centre, while the nearby market town of Cheadle is only a ten-minute drive. This four-bedroom, two-bathroom, white-rendered property is spacious inside and out. A recently updated single storey extension makes it perfectly suited for multi-generational living. Step through the door into the generous entrance hall, kick off your shoes and feel instantly at home. Immediately to your right is a cosy living room, complete with a charming fire surround for those snug evenings in. Through double doors, the garden room awaits: a light-filled space where you can relax with your favourite brew and watch the seasons change. At the heart of the home is the kitchen. Featuring an abundance of storage with stylish grey shaker-style cabinets and wood-effect worktops, it's a space designed for both practicality and enjoyment. There's room for a breakfast table, perfect for morning coffee and a croissant before the day begins. Two handy storage alcoves keep food and appliances neatly tucked away, out of sight, out of mind! Leading from the kitchen is a modern, glazed hallway, a thoughtful and contemporary introduction to the flawless extension. This area opens into a completely separate living space, comprising a generous double bedroom, a newly renovated shower room, and a lounge with glazed bi-fold doors that lead directly out to the garden. Downstairs is completed by a convenient guest WC. Upstairs, you'll find two double bedrooms and a well-proportioned single, ideal as a guest room, nursery, home office, or dressing room. A newly updated family bathroom serves the floor, featuring a shower-over-bath combination finished with elegant gold accents. If outdoor space is high on your wish list, this South Facing garden will not disappoint. Fully fenced with a lush green lawn, a patio seating area, and even an apple tree for fresh seasonal fruit, it's perfect for the whole family. And just when you think you've seen it all, step through the fence and discover that the garden opens up yet again. To the front, the property boasts a large driveway with parking for multiple vehicles, a front lawn, and the added security of an electric gate, so if peace of mind is a priority, this home truly has you covered. Now are you seeing what I'm seeing? Book your viewing today.



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Council Tax band: TBD

EPC Energy Efficiency Rating: D

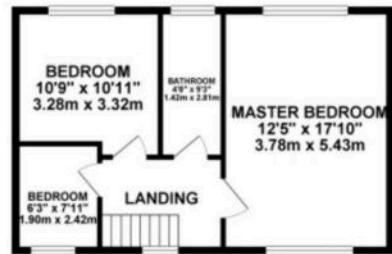
EPC Environmental Impact Rating:
E



GROUND FLOOR 952.80 sq. ft.
(88.52 sq. m.)



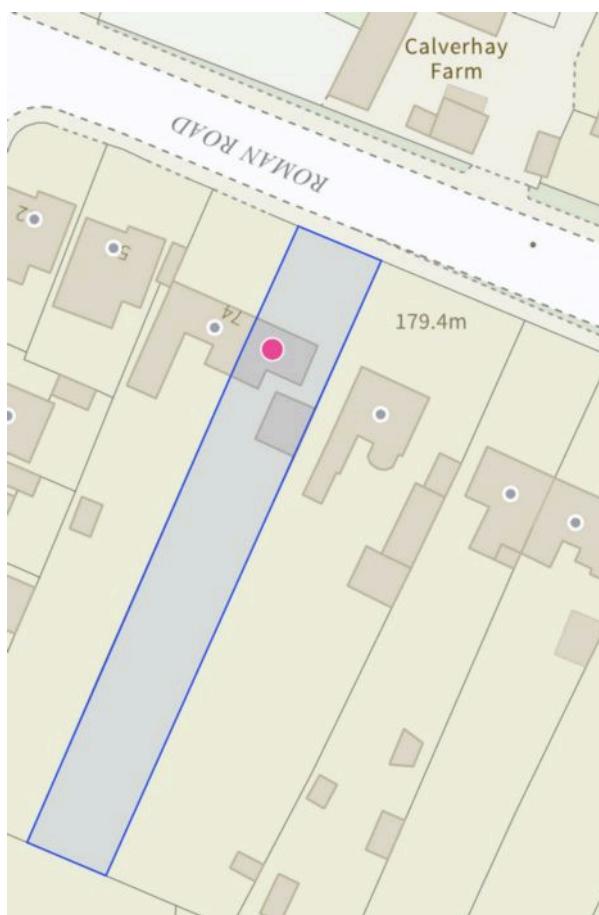
1ST FLOOR 496.24 sq. ft.
(46.10 sq. m.)



TOTAL FLOOR AREA : 1449.04 sq. ft. (134.62 sq. m.) approx.

Whilst every effort 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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.

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