



£240,000

4 Bedroom Town House for sale  
16 Old Lodge Close, Uttoxeter



**EweMove**  
SALES AND LETTINGS



## Overview

One of the cheapest 4 bedroom properties on the market in Uttoxeter



## Key Features

- 4 Bedroom Property
- Close to Excellent Local Amenities, Park & Schools
- Secluded Position
- Off-road Parking for Two Vehicles + Visitor Parking
- Two Ensuite Shower Rooms
- Low Maintenance Garden









An ideal family home or couples needing a spacious residence, this well appointed home would be ideal for a range of buyers. Situated in a quiet cul-de-sac with easy access to the five shops on Windsor Road, schools and the town centre are also within easy reach.

Tucked away at the back of this modern estate, it also provides a quiet retreat with ample parking for owners and guests.

The home itself is set over three floor offering flexibility and versatility. The ground floor is dominated by the kitchen diner at the rear and integral garage to the front. The more discerning buyer may see an opportunity here to sacrifice the garage and convert it into habitable space and create a much larger open plan kitchen dining living area, or simply convert into another reception room (TV/Sitting Room). The ground floor is completed with the guest WC and handy storage space for coats and shoes.

Up on to the first floor is the lounge and bedroom 1. The lounge has an 'L' shaped layout allowing for different configurations or even space for a family dining table, this is a light and bright space accentuated by the Juliette balcony. Bedroom 1 is a double room with ensuite shower room.

The third floor is more conventional with three further bedrooms and the family bathroom. Bedroom two also has the benefit of it's own ensuite.

Outside at the front there is 'Off-Road' parking for two vehicles. The rear garden is low maintenance being hard landscaped and does have it's own dedicated access at the rear.

Do not underestimate what is on offer here, a spacious 4 bedroom family home at 3 bed semi prices.

Please read on to see what each room has to offer then make that all important call to arrange your viewing. We are available 7 days a week and evenings too.

## Entrance Hall

The hub of the home granting access to kitchen diner, garage, guest WC and two handy storage areas for shoes and coats.

### **Kitchen Diner**

15' 1" x 11' 3" (4.60m x 3.45m)

A great space with ample room to accommodate a family dining table. The kitchen area is well equipped with space and plumbing for a washing machine, dishwasher, fridge freezer and dryer. All this without compromising on storage units which are plentiful. French doors grant access to the rear garden.

### **Lounge**

15' 8" x 15' 1" (4.80m x 4.60m)

Another comfortable family space with an 'L' shaped design allowing for differing furniture configurations or even allowing for a more formal dining table. There is a feature Juliette balcony that allows lots of natural light to flood the room

### **Bedroom 1**

11' 11" x 11' 5" (3.65m x 3.50m)

Double bedroom on the first floor with the added benefit of its own ensuite shower room. This room is the same size as bedroom 2 above which shows a different configuration allowing for the inclusion of additional bedroom furniture (wardrobes etc)

### **Bedroom 2**

11' 11" x 11' 5" (3.65m x 3.50m)

Double room on the second floor with ensuite shower room. Ample room in here to include additional bedroom furniture without compromising on space

### **Bedroom 3**

9' 2" x 8' 6" (2.80m x 2.60m)

Small double bedroom currently serving as a dressing room

### **Bedroom 4**

6' 10" x 6' 6" (2.10m x 2.00m)

Single room

### **Family Bathroom**

8' 6" x 6' 0" (2.60m x 1.85m)

With basic 3 piece suite of bath, wash basin and toilet

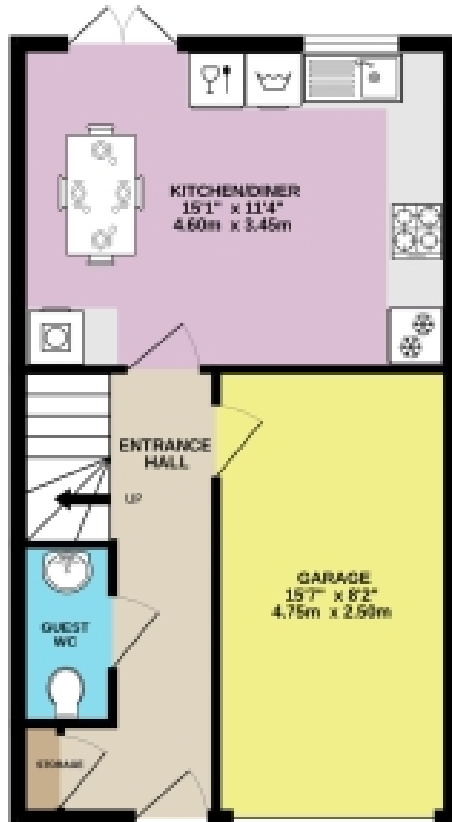
### **Garage**

15' 7" x 8' 2" (4.75m x 2.50m)

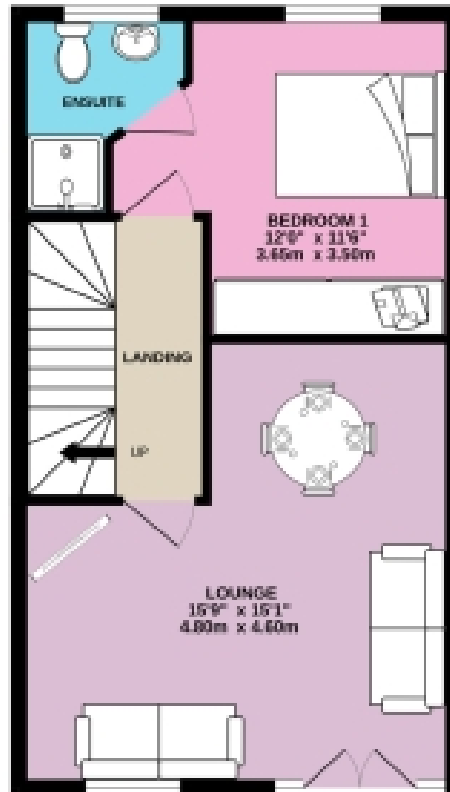
Integral to the house and presenting an opportunity to convert into habitable space and expand the ground floor living accommodation.

# Floorplans

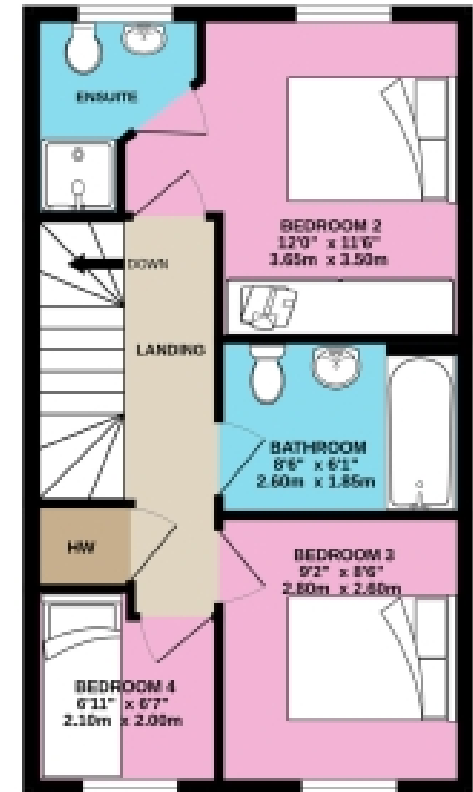
GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.

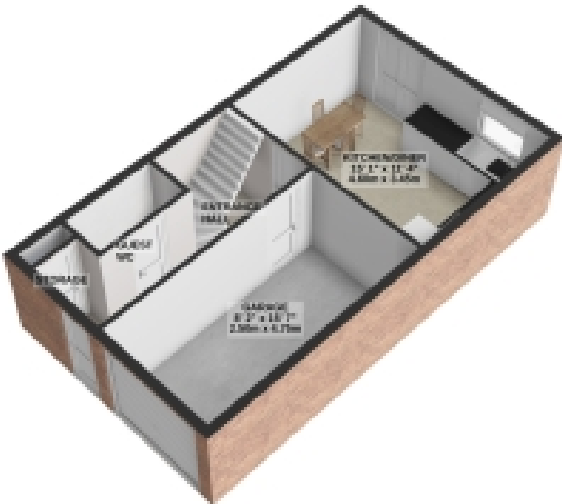


TOTAL FLOOR AREA : 1215 sq.ft. (112.9 sq.m.) approx.

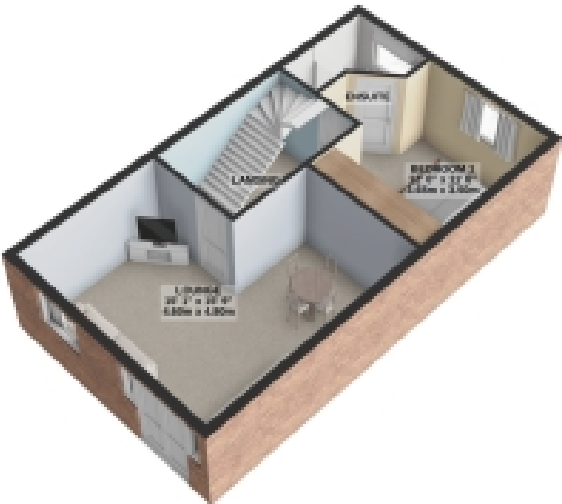
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.  
Made with Metropix 52025

# Floorplans

GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
Made with Metropix © 2025

## EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Uttoxeter & Cheadle

01889 221348 (24/7)  
uttoxeter@ewemove.com

