



£195,000

3 Bedroom Cottage for sale  
140 Smithfield Road, Uttoxeter



**EweMove**  
SALES AND LETTINGS





## Overview

An attractive and traditional double fronted cottage with a large, private parking area including a garage.



## Key Features

- NO ONWARD CHAIN
- Council Tax Band 'A'
- Close to Excellent Local Amenities Including Leisure Centre, Town Centre, Supermarket & Park
- Schools Nearby
- Fantastic Start-up Home
- Private Rear Garden
- Added Benefit of Off-Road Parking + Garage
- Three Reception Rooms













Suitable for a wide range of buyers, from those looking to take their first tentative steps onto the housing ladder, downsizers or the seasoned landlords looking to expand their portfolio, Smithfield Road provides comfortable living in a location with a wide range of amenities and schools nearby.

Furthermore, you'll be the envy of your neighbours with your very own private parking area and garage with enough space to accommodate 6 cars.

To the house itself, the inside is a light, bright space and is a well-balanced family home. The lounge with exposed beams feature as well as a multi-fuel burner at the heart of the room. Adjacent is another reception room, in its traditional form this would be a dining room but is currently serving as an office/playroom

The rear of the property is an extension constructed C.2006 and is occupied by the kitchen and family bathroom. Beyond the kitchen is the conservatory, always a welcome addition to any home providing extra living space.



Externally, the rear garden is a safe, private and secure area with rights of access granted via the adjacent passageway. The rear garden is a mix of patio area, lawn, planting beds, summer house and brick outbuilding.

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

Additional information....



Electricity - Mains Supply

Gas - Mains Supply

Sewerage - Mains

Broadband Speed - Up to 1GB

Mobile Signal/Coverage - Refer to Network Provider

Parking - Off-road for 4+ Cars & Garage

Flood Risk - Very Low

Public Rights of Way - No

Listed - No

Construction Type - Standard

### **Lounge**

16' 8" x 11' 11" (5.10m x 3.65m)

A light, bright, and comfortable family space retaining original features. With laminate floor covering and a feature multi-fuel burner as the focal point with inset oak beam mantel and latch doors.

### **Dining Room**

11' 11" x 8' 4" (3.65m x 2.55m)

Currently serving as an office/play room but in its original form is the dining room. A versatile space with a host of uses.

### **Kitchen**

14' 5" x 7' 6" (4.40m x 2.30m)

With timeless shaker style storage cupboards and marble effect worktops with ample space for your white goods with plumbing for washing machine and dishwasher. There is also a double oven and inset gas hob. Access at the rear is into the adjacent conservatory.

### **Conservatory**

13' 7" x 7' 10" (4.15m x 2.40m)

A welcome addition to any home to provide extra living space for the growing family. With its position next to the kitchen it would serve well as a dining space to free up the 'office' space or simply somewhere to unwind and enjoy your garden.

### **Bathroom**

7' 0" x 6' 0" (2.15m x 1.85m)

Split into two spaces with the WC adjacent the bathroom has an electric shower over a corner bath and vanity wash basin. The wc adjacent also has a handy storage cupboard for linen and towels. There is an opportunity here to combined the two spaces and potentially reconfigure the bathroom to incorporate a shower cubicle.

### **Bedroom 1**

11' 11" x 8' 6" (3.65m x 2.60m)

Double room with enough space to accommodate furniture, wardrobes etc

### **Bedroom 2**

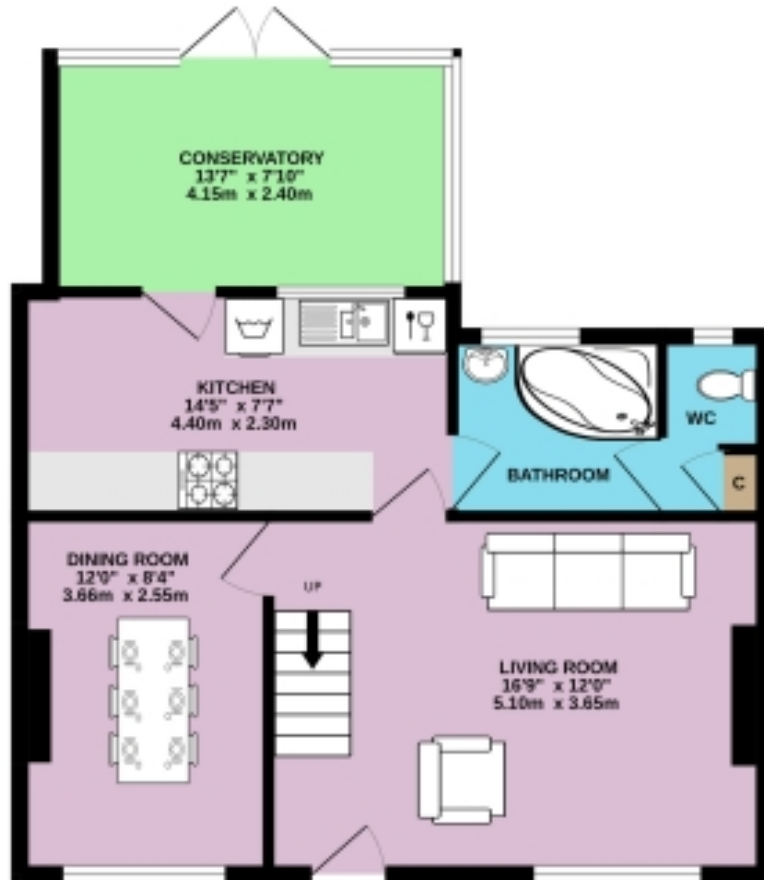
11' 11" x 7' 8" (3.65m x 2.35m)

Just about a double room in size or a comfortable single room



# Floorplans

GROUND FLOOR



1ST FLOOR



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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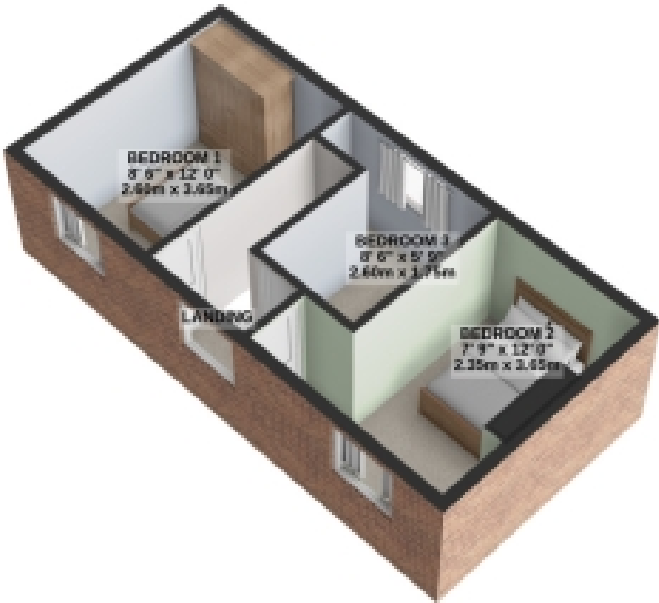


# Floorplans

GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
295 sq.ft. (27.4 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove Uttoxeter & Cheadle

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