

Dowling Road

Uttoxeter, ST14 8WB

John
German





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£475,000

THE AVENDALE

Handsome double fronted, executive style detached family home occupying a pleasant corner position on the desirable Olive Park development.



Internal inspection and consideration of this delightful family home is strongly advised to appreciate its well planned ground floor accommodation including an impressive living dining kitchen, combined with its spacious first floor room dimensions incorporating a dressing area and en suite to the master. Built by renowned David Wilson Homes in 2022, the property has a double width driveway and garage to the rear. For sale with no upward chain involved. Situated on the popular Olive Park development set off the Stafford Road, providing easy access to the town centre and its wide range of amenities.

A composite part obscured double glazed entrance door opens to the hall which has a built in cloaks cupboard and stairs rising to the first floor, plus doors to the well planned and generously sized ground floor accommodation and the fitted guest WC. The real hub of this home is the dual aspect living dining kitchen providing space to furnish the room as you please. To the front is the living area which has a wide walk in bay window providing light, the fitted kitchen provides space a dining suite and a range of base and eye level units with work surfaces and inset sink unit facing towards the front, fitted five ring gas hob with an extractor hood over, built in double electric oven, plus an integrated dishwasher and fridge freezer. Wide French doors and side panels overlook the garden and give access to the patio. The comfortable lounge is positioned to the rear of the property having triple aspect windows providing light including French doors opening to the garden. To the front of the property is the study which could be used as a playroom or snug as desired. Completing the ground floor space is the fitted utility room which has a range of base and eye level units with worktops, inset sink unit, integrated washing machine and space for tumble dryer, and a part glazed door to the garden.

To the first floor, the landing has a built in airing cupboard and access to the loft, plus doors leading to the four good sized bedrooms, three of which have built in wardrobes, and the impressive fitted family bathroom which has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over. The rear facing master has dual aspect windows and a dressing area with built in wardrobes to one side, plus the benefit of a superior en suite shower room incorporating a double shower cubicle with a mixer shower over.

Outside to the rear, a paved patio leads to the enclosed garden which is laid to lawn providing a blank canvas to be landscaped as you wish, with gated access to the rear parking. To the front is a small garden laid to lawn with well stocked shrubbed borders which extends to the side of the property. Positioned to the rear of the plot is the driveway which provides off road parking, double width in part, leading to the detached garage that has an and over door and power.

Please note, we are advised by the vendor there will be a small charge of approximately £ 150 per annum for the maintenance of communal areas.

What3words: loosed.carbon.motoring

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

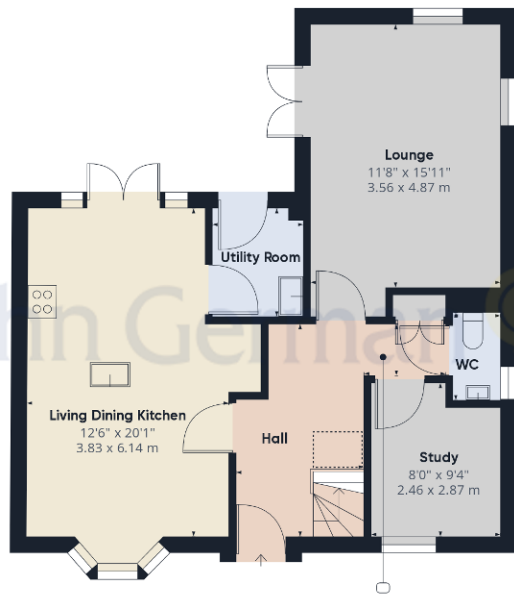
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

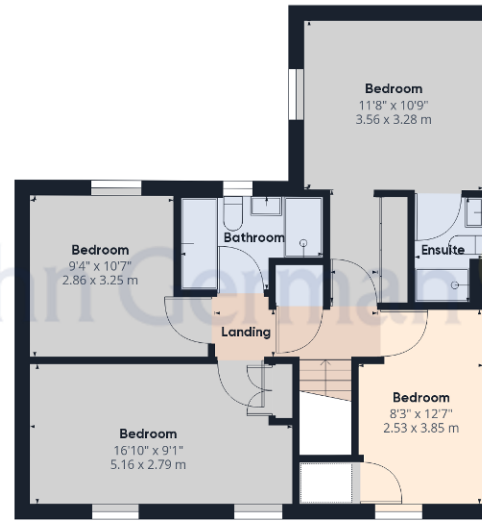
Our Ref: JGA/02022024



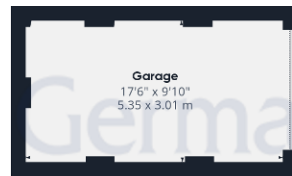




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1547.67 ft²
143.78 m²

Reduced headroom

8.73 ft²
0.81 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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