

Kingstone Road

Uttoxeter, ST14 8WH

John German







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£480,000

THE HOLDEN

Attractive executive style detached home providing balanced family sized accommodation occupying a pleasant position on the popular Olive Park Development.

For sale with no upward chain involved, internal inspection of this well appointed and generously sized home is recommended to appreciate its layout and the balance between the ground floor living space with the first floor bedroom dimensions. Built by renowned David Wilson Homes in 2022, the property occupies a pleasant position with a wide rear garden, parking and garage. 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 welcoming reception hall with stairs rising to the first floor and doors leading to the well proportioned ground floor accommodation, plus the fitted guest WC which has a white two piece suite and a useful understairs cupboard. Positioned to the front of the home is the spacious lounge which has a wide walk in bay window and on the opposite side of the hall is the study which could be used as a playroom or snug depending on your needs.

To the rear is the extremely impressive open plan dining kitchen which has a wide walk in bay providing an abundance of natural light, extra space and French doors giving direct access to the garden. There is an extensive range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, fitted five ring gas hob with an extractor hood over, built in double oven, plus an integrated dishwasher and fridge freezer. Completing the ground floor space is the fitted utility room which has a range of base and eyelevel units with worktops, inset sink unit, integrated washing machine and space for a tumble dryer, plus a part glazed door to the garden.

To the first floor, the pleasant part galleried landing has a built in airing cupboard and access to the loft, plus doors leading to the four good sized bedrooms and the superior family bathroom which has a white four piece suite incorporating a panelled bath and a separate shower cubicle. The front facing master bedroom has both fitted and built in wardrobes, plus the benefit of a superior en suite shower room which has a white suite incorporating a double shower cubicle with a mixer shower over and complimentary tiled splashbacks.

Outside to the rear, a patio leads to the wide garden which is laid to lawn, extending to one side of the property providing a blank canvas to be landscaped as you wish, with gated access to the front. To the front, is a landscaped garden laid to lawn with well stocked borders and topiary shrubs. A driveway extends to the side of the property providing off road parking, leading to the garage which has an up and over door and power.

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

What3word: include.breakfast.cleaning

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

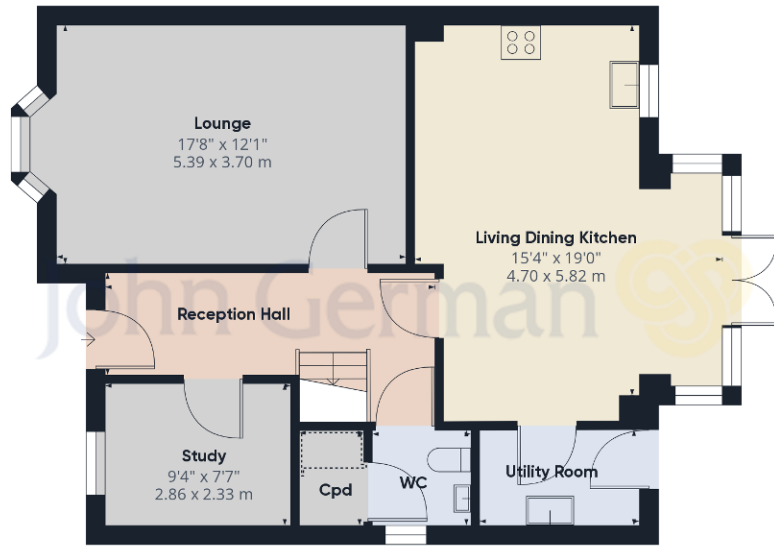
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

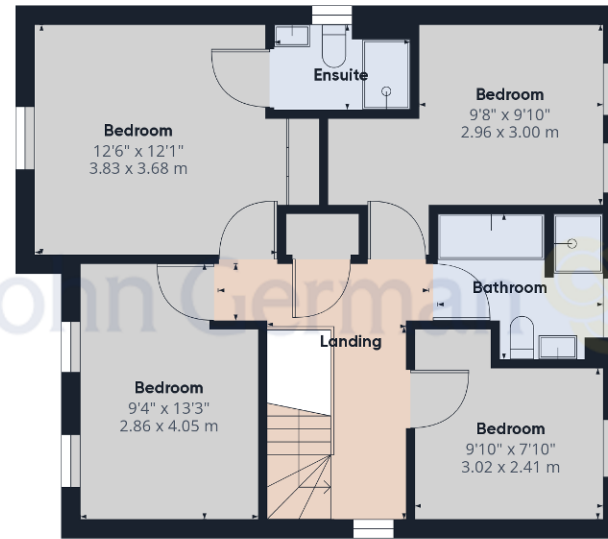
Our Ref: JGA/02022024



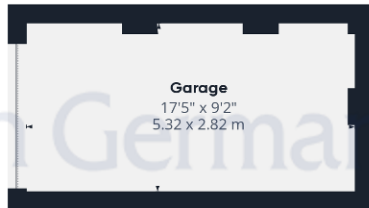




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


Approximate total area⁽¹⁾

1584.66 ft²
147.22 m²

Reduced headroom

6.92 ft²
0.64 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.

GIRAFFE360



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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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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