

Dowling Road  
Uttoxeter, ST14 8WB



Fabulous position on the edge of the new development, well proportioned and maintained modern three storey semi detached home suitable for a variety of buyers.

£320,000



John German

For sale with no upwards chain involved, consideration of this nearly new semi detached home is strongly advised to appreciate its room dimensions and layout which extend to in excess of 1000sq ft including a dining kitchen with fully integrated appliances, condition, and most importantly its exact position at the head of a cul-de-sac and on the edge of the Olive Park development. Built by renowned David Wilson homes the Kennett is highly suitable whether looking to move up or down the property ladder.

Situated off Stafford Road within close proximity to local amenities including the Plough public house and a play area, plus the town centre and its wide range of amenities are also all within easy reach.

Accommodation: A composite part obscured double glazed entrance door opens to the hall, providing space to hang coats and doors to the ground floor accommodation and the fitted downstairs WC, having a modern white two piece suite.

The well proportioned lounge has dual aspect windows including a wide walk-in bay to the front and a useful understairs cupboard.

The inner lobby has stairs rising to the first floor and a door to the impressive dining kitchen which extends to the full width of the home, having wide uPVC double glazed French doors opening to the garden. There is a range of base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a glazed splashback and extractor over, built in electric oven plus fully integrated appliances including a dishwasher, washing machine and fridge freezer.

To the first floor the landing has a built in airing cupboard and doors leading to two double bedrooms, plus the fitted family bathroom which has a white three piece suite, complementary tiled splashbacks and a window providing natural light. A further door leads to the stairs that rise to the spacious second floor master bedroom, immersed in natural light provided by the front facing dormer window and two rear facing skylights, also having a door to the fitted en-suite shower room which has a white suite incorporating a double shower cubicle.

Outside: To the rear, a paved patio leads to the garden laid to lawn, enclosed to three sides and extending to the rear of the garage, providing a blank canvas to be landscaped as you wish with gated access to the driveway.

To the front is a well stocked shrub border containing a variety of plants and a lawn to the side elevation.

A tarmac driveway extends to the side of the property, providing off road parking leading to the detached garage that has an up and over door, power and light.

Please note: we understand there will be a small annual charge for the maintenance of communal areas.

What3Words: receiving.like.assures

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA31052024

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

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