

# 6 Cathedral Court

Holly Road, Uttoxeter, ST14 7ND



Brand new semi-detached home with NHBC warranty, situated on a small and exclusive cul-de-sac development of only 6 homes.

**£245,000**

FIRST TIME BUYERS STAMP DUTY EXEMPT

What3words: tracks.shears.highbrow

John German 

Directions: Cathedral Court is situated to the rear of Holly Road. The best approach is past the three new detached houses on Holly Road, turn right into Cross Road just after St. Mary's School, then right into Heath Road. Continue past the rear of the school and you will see the development on the left hand side after Johnson's. The postcode will get you to Holly Road via satnav.

Newly built residence with a hugely impressive open plan living/dining kitchen having wide bi-fold doors, quality ensuite shower room, family bathroom and downstairs wc. Outside there is block paved parking to the front and a paved patio in the enclosed rear garden, but then its over to you to landscape as you'd like.

Situated in a well-regarded and convenient area of Uttoxeter set back off Holly Road within walking distance to local amenities including the well-respected three tier school system, the Tesco Express mini supermarket, open spaces and a public house. The town centre and its wide range of amenities are also within easy reach including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgeries, train station, modern, leisure centre and gyms plus the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A storm porch with a composite and part obscure double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor. Quality light oak doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC which has a contemporary white suite and side facing window.

To the front is the cosy lounge ideal for relaxing after a hard days work!

The real hub of this home is the generously sized open plan living kitchen that extends to the full width of the property with wide bi-fold patio doors opening to the southerly facing garden. There is an extensive range of quality base and eye level units with worktops and breakfast bar, an inset sink unit looking out to the garden beyond, a fitted gas hob with an extractor hood over and an electric oven under and fully integrated appliances including a dishwasher, washing machine and fridge freezer. Additionally, there is useful under stairs cupboard.

To the first floor the landing has a built in airing cupboard and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed. The rear facing master benefits from a superior en suite shower room having a white suite incorporating a double shower cubicle with a mixer shower over.

Completing the accommodation is the superior family bathroom also having a white suite incorporating a panelled bath with an electric shower and fitted glazed screen above.

Outside – To the rear a paved patio provides a delightful seating and entertaining area accessed via the wide bi-fold doors, leading to enclosed southerly facing garden with scope to landscape and plant as your heart desires.

Gated access leads to the front where there is a block paved double width driveway.

**What3words:** flirts.honey.situates  
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).  
**Property construction:** Brick  
**Parking:** Drive  
**Electricity supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** Fibre  
**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 TBC  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
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