

Holly Road  
Uttoxeter, ST14 7ND

John German





# Holly Road

Uttoxeter, ST14 7ND

FROM £450,000

Magnificent, exclusive development of only three brand new individually designed Edwardian style family homes, situated on the extremely well regarded and desirable road.



Internal inspection and consideration of these majestic individual homes is imperative to appreciate this rare opportunity to purchase a brand new home, designed to combine high specification and modern living, including a stunning open plan living dining kitchen with bi-fold doors, with an Edwardian style including high ceilings, return staircase and a complementary windows.

An interesting opportunity at this stage of the build, you have the chance to purchase the completed show home or the option to buy "the shell" to then fit and finish as you wish - either by yourself or with the builders' input.

Situated on the extremely well regarded road in the desirable area of town, providing easy access to local amenities including open spaces, convenience shops, schools and a public house. The town centre with its wide range of facilities is 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 a multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

### THE SHOWHOME – OAK HOUSE:

A composite part obscured double glazed entrance door opens to the extremely impressive and welcoming hall, providing the first taste of the Edwardian style of the home, having its high ceiling and lovely return staircase to the first floor with a side facing window, a tiled floor with underfloor heating that extends to the entire ground floor and quality doors leading to the spacious living area and the fitted guest cloakroom/WC.

To the front is the well-proportioned lounge having a high ceiling and two front facing windows allowing natural light to flow in.

The real heart of this new home is the magnificent open plan living dining kitchen, having the same tiled floor as the hall with wide bi-fold doors opening to the patio and garden plus additional light provided by the wide side facing picture window. There is an extensive range of base and eye level units plus larder cupboards and an island with fitted work surfaces and a contrast breakfast bar, inset sink unit with mixer tap, fitted induction hob with a contemporary splashback and extractor hood over, two built-in electric ovens, warming drawer and integrated appliances including a wine cooler, dishwasher and fridge freezer. In the evenings you have a choice of how to illuminate this fabulous space, with recessed lighting on two separate circuits, pendant lighting above the island and breakfast bar and pelmet lighting.

Completing the ground floor space is the fitted utility room which has base and eye level units with fitted work surfaces and an inset sink unit, space for appliances, tall cupboards to one side, a tiled floor, plus dual aspect windows and a part obscured double glazed door to the side.

To the first floor the lovely landing has access to the loft via a fitted pull down ladder, and doors to the four well-proportioned bedrooms, all of which can accommodate a double bed. The rear facing master has the benefit of a superior ensuite shower room, having a white suite incorporating a double shower cubicle with a mixer shower over and a side facing window providing light.

Finally, there is the luxury family bathroom which has a white four piece suite incorporating both a large standalone bath set below the side facing obscured window, and a separate shower cubicle with an electric shower over.

Outside, to the rear adjacent to the bi-fold doors in the living dining kitchen is a slate effect tiled patio, providing a lovely seating and entertaining area with matching sleeper edged steps leading to the wide enclosed garden which is laid to artificial grass with slate shale edging.

To the front is a garden that can be landscaped as you wish.

A block paved driveway extends to the side of the home providing ample off road parking for numerous vehicles (please note the other two plots will benefit from off road parking and a detached single garage).

**The asking price of this majestic show home is £490,000.**

What3Words: sculpting.stall.nests

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road

**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

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

**Our Ref:** JGA24092024

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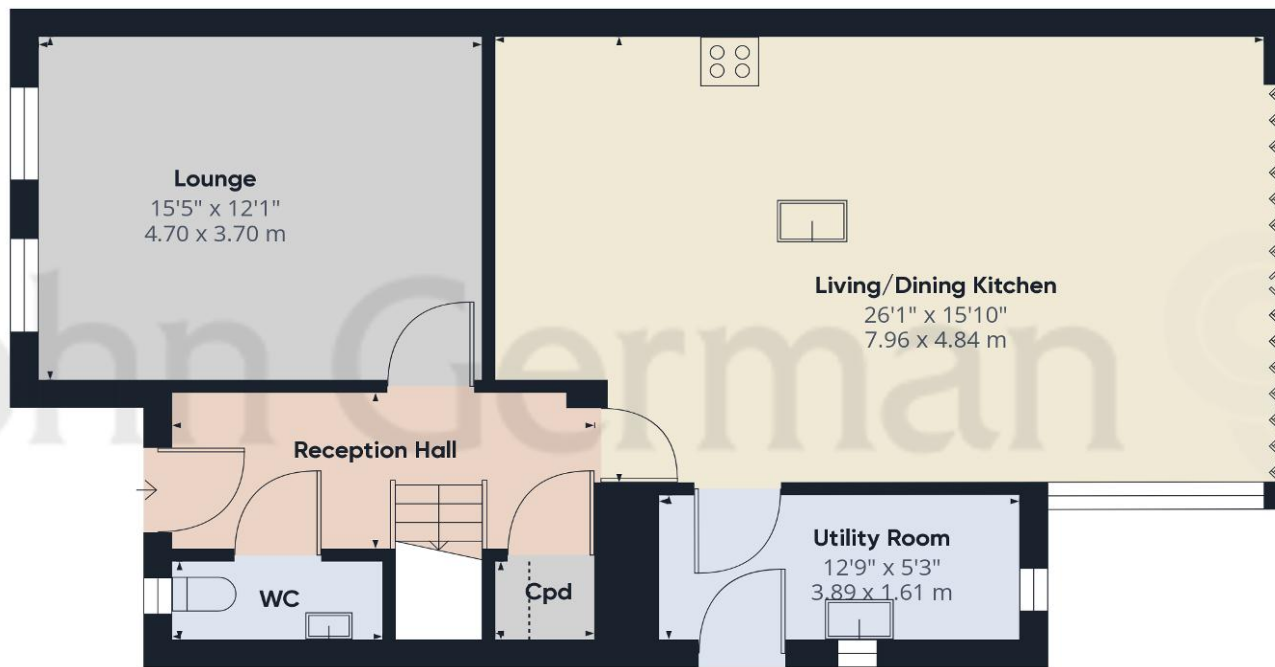
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1398.88 ft<sup>2</sup>

129.96 m<sup>2</sup>

**Reduced headroom**

3.01 ft<sup>2</sup>

0.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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