

4 Cathedral Court

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.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Brick
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains 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
Our Ref: JGA/23122024

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.



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.

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

AWAITING EPC MEDIA

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

