

Kingstone Road

Uttoxeter, ST14 8WH



Well presented modern semi detached home occupying a lovely position and larger than average plot on the popular Olive Park development.

NO UPWARD CHAIN

Asking price of £200,000

John German

DRAFT DETAILS Built by renowned David Wilson Homes in 2023, consideration of this delightful home is essential to appreciate its condition and most notably its exact position set back from the road plus its surprising plot size for a two bedroom home. It would make an ideal first home, downsize or buy to let investment having been well maintained and presented by the current owners.

Situated on the popular Olive Park development towards the edge of town but still within easy reach of the town centre and its wide range of amenities.

Accommodation - A composite entrance door with a double glazed uplight opens to the welcoming hall which has stairs rising to the first floor and a side facing window providing additional light. Doors open to the ground floor accommodation and the fitted guest's cloakroom/WC which has a modern white suite.

To the rear of the home is the generously sized lounge dining room extending to the full width of the home with a useful under stairs cupboard and wide uPVC double glazed French doors opening to the surprisingly sized garden providing direct access to the patio.

To the front is the fitted kitchen having a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with an extractor hood over and electric oven under plus an integrated washing machine and fridge freezer.

To the first floor the landing has doors leading to the two double bedrooms each extending to the full width of the home with the rear facing master having fitted wardrobes to one side.

Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with a mixer tap and shower attachment plus a glazed screen above, complementary tiled splash backs and a heated towel rail.

Outside - To the rear of the home is the real surprise - a spacious paved patio providing a lovely seating and entertaining area leading to the larger than average garden laid mainly to lawn with a raised border enclosed by timber fencing with gated access to the side.

To the front is a shrub foregarden and a lawn on the far side of the tarmac driveway which extends to the side of the property providing private parking.

Please note: There is a small annual charge for the maintenance of communal areas on the development.

what3words: detonated.storage.keener

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

Electricity supply: Mains

Sewerage: Mains

Parking: Drive

Water supply: Mains

Heating: Mains 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 B

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

Our Ref: JGA/16012025

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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