

# Kingstone Road

Uttoxeter, ST14 8WH



Attractive modern semi detached home with well presented and appointed accommodation occupying a pleasant position and good sized plot on the popular Olive Park development.

£269,000

John German

Whether looking to buy your first home, moving up or down the property ladder, or for a buy to let investment, viewing and consideration of this lovely modern home is essential. The Archford, built by renowned David Wilson Homes in 2023, the property offers well planned and proportioned accommodation including a fitted dining kitchen and an en suite to the master. Occupying a pleasant position towards the edge of the development with a good sized garden and off road parking to the rear. Situated on the popular Olive Park development towards the edge of town though still within convenient reach of the town centre and its wide range of amenities.

Accommodation - A composite entrance door opens to the hallway where doors lead to the lounge and the fitted cloakroom/WC which has a white two piece suite.

The generously sized lounge is positioned to the front of the home having a useful understairs cupboard. A door opens to the inner lobby where stairs rise to the first floor and a door leads to the impressive fitted dining kitchen that extends to the full width of the home with wide uPVC double glazed French doors overlooking the garden and providing access outside. Having a stylish range of base and eye level units and work surfaces having an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor hood over and electric oven under plus integrated appliances including a dishwasher, fridge freezer and washing machine.

The first floor landing has a built in airing cupboard and access to the loft. Doors lead to the three good sized bedrooms, two of which can accommodate a double bed. The rear facing master has a built in triple wardrobe and the benefit of a fitted en suite incorporating a shower cubicle with mixer shower over and complementary tiled splash backs. Completing the accommodation is the family bathroom having a white suite incorporating a panelled bath with a mixer over and glazed screen above plus complementary tiled splash backs and a side facing window.

Outside - To the rear is a good sized garden laid to lawn providing a blank canvas to landscape as you wish. Gated access leads to the rear tarmac driveway providing parking. To the front is a lawned garden that extends to the side elevation along the entire boundary with well stocked shrub borders.

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

**what3words:** entertainer.remember.lighters

**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:** Driveway

**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 B

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

**Our Ref:** JGA/10032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	96 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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