

Kingstone Road

Uttoxeter, ST14 8WH

John
German





An empty room with light-colored walls and a grey carpet. Two track lighting fixtures are mounted on the ceiling. A window with white blinds is on the right wall, and a white radiator is positioned below it. A white door is partially visible on the far right.

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£245,000

'The Archford'

An attractive modern semi detached home providing well planned accommodation suitable for a variety of buyer types, situated on the popular Olive Park development.

For sale with no upward chain involved, viewing and consideration of this delightful home is highly advised whether looking to make your first step onto the property ladder, a home move or for a buy to let investment. Occupying a pleasant position on the popular development built by David Wilson Homes, enjoying a south-westerly facing enclosed rear garden. Located towards the edge of town but still within easy reach of its centre and wide range of amenities.

A composite entrance door opens to the hall where doors lead to the ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite. The comfortably sized lounge has a front facing window and a useful understairs cupboard. An inner lobby has stairs rising to the first floor and a door opening to the impressive dining kitchen which extends to the full width of the home. Having a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a glazed splashback and extractor hood over, electric oven under, and fully integrated appliances including a dishwasher, fridge freezer and washing machine. In the dining area, wide uPVC double glazed French doors open to the patio and garden.

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, a paved patio leads to the south-westerly facing enclosed garden laid to lawn providing a blank canvas to landscape as you wish, with gated access to the driveway. To the front there is a barked bed with a variety of shrubs. A tarmac driveway extends to the side of the property providing off road parking. Please note, there is a small annual charge for the maintenance of communal areas on the development.

What3words: subsystem.entry.showering

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:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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

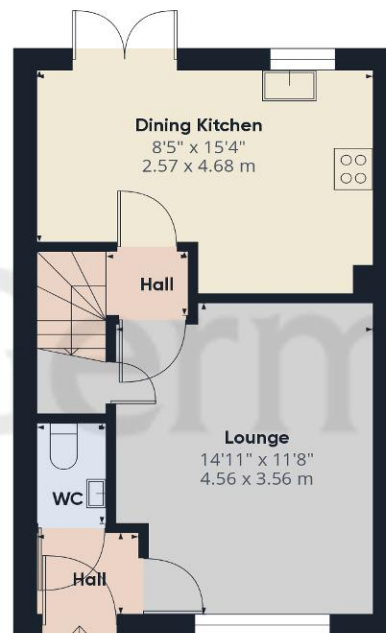
Our Ref: JGA/13032025

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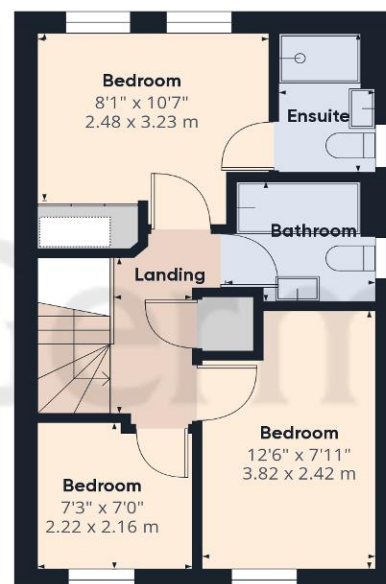
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

741.09 ft²

68.85 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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



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