

Kingstone Road

Uttoxeter, ST14 8WH

John German





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£445,000

Outstanding modern detached home providing well proportioned and balanced family sized accommodation, occupying a delightful position on the edge of the popular Olive Park



Built by David Wilson homes in 2024, this Avondale design home is appointed to a highly superior specification and has been beautifully presented by the current owners. Providing a lovely balance between the ground floor living accommodation and the bedroom sizes, internal inspection is imperative to appreciate the work done by the current owners and its layout, along with its extremely appealing position on the edge of the development enjoying a pleasant front open outlook.

Situated towards the edge of town but still within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops. public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi screen cinema.

Accommodation: A composite entrance door opens to the welcoming reception hall which provides a lovely introduction to the home, offering an immediate idea of the standard of accommodation with a feature Amtico floor that flows into living kitchen. Also having stairs rising to the first floor, built-in cloaks cupboard and doors to the ground floor living space and the fitted downstairs WC.

The real heart of this home is the open plan living dining kitchen which extends to the depth of the property, having a walk-in bay window to the front providing ample natural light, along with the wide French doors opening to the rear garden. Providing space to organise your furniture as you wish, the kitchen has an extensive range of base and eye level units with work surfaces and an inset sink unit, a fitted gas hob with a glazed splashback and extractor hood over, built-in electric oven and further combination oven, integrated dishwasher and fridge freezer. The utility room has matching units with a fitted worktop and inset sink unit, space for appliances and a part double glazed door the garden.

The comfortably sized triple aspect lounge is positioned to the rear of the home, having wide French doors opening to the patio.

Completing the ground floor space is the front facing study, enjoying a pleasant outlook and equally adept to be used as a playroom or snug if preferred.

To the first floor the landing has a built-in airing cupboard and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed, with the fourth bedroom presently being fitted out as a dressing room. The dual aspect master bedroom is approached via its dressing area which has built-in wardrobes to one side and benefits from a superior ensuite shower room having a white suite incorporating a double shower cubicle with a mixer shower over. Finally there is the superior family bathroom which also has a white four piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over and complementary tiled splashbacks.

Outside, to the rear a paved and gravel patio provides a pleasant seating and entertaining area, leading to the enclosed garden which is predominantly laid to lawn enjoying a degree of privacy, with barked shrub borders and gated access to the driveway. To the front is a garden laid to lawn with barked shrub borders extending to the side elevation. On the opposite side of the property is the double width driveway providing off road parking leading to the detached double garage, which has two up and over doors, power and light.

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

What3Words: abundance.luckier.become

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 and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 E

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

Our Ref: JGA08012025

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.





John German

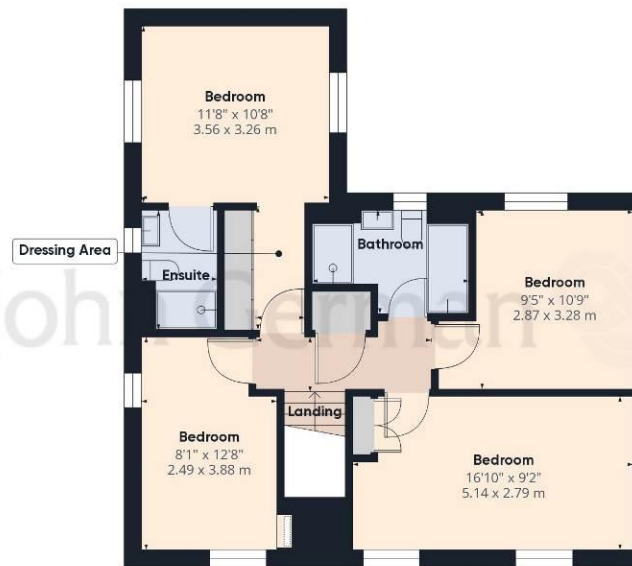








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1697.16 ft²

157.67 m²

Reduced headroom

9.12 ft²

0.85 m²

(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

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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 | | 93 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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

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