

Holly Road

Uttoxeter, ST14 7NA

John German



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£450,000

Extremely impressive detached bungalow providing generously sized, well planned and immaculately maintained accommodation, occupying a pleasant enclosed plot set back from the highly regarded road.

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Extending to over 1100 sq ft of accommodation, internal inspection of this individually designed and built modern style bungalow is essential to appreciate its well-planned layout which provides a good balance between the living accommodation and bedroom sizes, its excellent condition and presentation, and its exact position set back from the road offering a degree of privacy.

Situated on the well-regarded and sought-after road providing easy access to local amenities including the Tesco Express mini-supermarket, the town centre with wide range of facilities are close-by - including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgeries, schools, train station, modern leisure centre and the multi-screen cinema.

Accommodation: A uPVC part obscured double glazed entrance door opens to the welcoming hall, providing an impressive introduction to the home, having security alarm system, built-in storage and a uPVC double glazed door leading to the rear garden plus doors to the well proportioned accommodation and the guest WC. The lounge extends to the depth of the bungalow with a central focal fireplace having a coal effect gas fire and natural light provided by front facing window and wide sliding patio doors to the garden. The excellently sized dining kitchen has an extensive range of base and eye level units, with work surfaces and inset sink unit set below the wide front facing window, space for a range stove with an extractor hood over, plumbing for a washing machine, and integrated appliances including a dishwasher and Neff fridge freezer. A part glazed door leads to the lobby, which has built in cloaks cupboards/storage to one side, opening to the useful porch area which provides an ideal space to take off your shoes and coats, with a uPVC double part double glazed door and window to the front canopy porch. A further door opens to the laundry room, which could be used as a small study or sitting room if desired with direct access to the rear garden.

There are three good sized bedrooms, two of which can easily accommodate a double bed and both enjoying views over the rear garden, and the third bedroom benefitting from fitted wardrobes. Completing the accommodation is the fully panelled shower room which has a modern white suite incorporating a double shower cubicle with an electric shower over.

Outside: To the rear, a westerly facing paved patio provides a pleasant seating and entertaining area, with steps leading to the garden laid to lawn, with well stocked beds and borders, and gated access to the front. To the front is a garden laid to lawn with well stocked shrub borders. A wide tarmac drive leads to the front of the home where there is ample off road parking for numerous vehicles, also access to the detached garage which has an up and over door, power points and light.

What3Words: Approvals.Prepare.Strict

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: Traditional

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:

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: JGA/19062025







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1266 ft²
117.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	78 C
39-54	E		
21-38	F		
1-20	G		

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