

# Holly Road

Uttoxeter, ST14 7ND

John German



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£525,000

**Hugely impressive detached home with beautifully presented, re-modelled and extended family sized accommodation, situated on the highly regarded and sought-after road.**

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Internal inspection and consideration of this truly magnificent home is essential to appreciate the amount of thought and work invested in the property that provides a fabulous residence offering generously sized and balanced accommodation which is presented and appointed to a superior standard both inside and out. The real hub of the home is the amazing open plan living kitchen and adjoining family area which both have bi-fold doors opening to the lovely patio and landscaped rear garden.

Situated on a well-respected and sought-after road within easy walking distance to local amenities including St Marys First School, green spaces, the Tesco Express mini-supermarket and a public house. The town centre is also within easy reach with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and gyms, and the multi-screen cinema.

**Accommodation** - A traditional tiled canopy porch with a composite door opens to the enclosed porch with a feature tiled floor, providing space for your coats and shoes. A part double glazed door leads to the lovely reception hall which offers an immediate impression of the quality and standard throughout, with stairs rising to the first floor having a useful understairs cupboard, and light oak doors opening to the spacious ground floor accommodation.

The spacious lounge/dining room extends to the full depth of the home, providing ample space to lay your furniture out as you wish, with a front facing window and sliding patio doors opening to the rear garden providing an abundance of natural light. The main focal point of the room is the feature fireplace with a log burner set on its marble effect tiled hearth.

On the opposite side of the hallway is the second reception room having feature walls, currently used a study but equally adapt to be used a sitting room or games room depending on your requirements.

The heart of this home is the hugely impressive living kitchen which is ideal for daily family life and entertaining. Having an extensive range of base level units and matching full height cupboards to one side, a central island and breakfast bar with eye-catching quartz worktops, an inset sink unit and gas hob with a 'floating' extractor over, two built-in electric ovens, plus an integrated dishwasher and plumbing for a fridge/freezer. The separate family area is ideal for soft seating or a play area depending on your family dynamics. Additional natural light comes from the tandem skylights in both of these areas.

In the kitchen, the tall units open to the 'hidden' laundry room which has a bank of fitted units and an inset sink unit with mosaic splashbacks, plumbing for a washing machine, space for a tumble dryer, and a door to the small garage.

Completing the ground floor space is the fitted shower room which has a white suite with complementary tiled splashbacks, incorporating a double shower cubicle with a mixer shower.

To the first floor the lovely landing has a front facing window providing natural light, a built-in airing cupboard and access to the loft. Light oak doors lead to the four good sized bedrooms, all of which can accommodate a double bed, with the rooms to the rear enjoying a pleasant far reaching roofscape view. The master bedroom has a bank of fitted wardrobes and the benefit of a superior fully tiled ensuite shower room which has a modern suite incorporating a double shower cubicle with a mixer shower over.

Finally, there is the fabulous family bathroom which has white modern suite with feature slate effect tiling, incorporating a panelled shower bath with a mixer shower and glazed screen above.

**Outside** - To the rear the enclosed garden enjoys a good degree of privacy, with a natural Indian stone paved patio providing a lovely relaxing and entertaining area adjacent to the bi-fold doors and patio doors into the accommodation, providing a lovely flow from inside to out. Steps lead to the artificial lawn with borders and a further Indian stone paved seating area plus a raised fishpond and water feature (our owners can remove this if preferred). There is also space for a shed and gated access to the front.

To the front there is an enclosed tarmac driveway providing parking for numerous vehicles with the benefit of an EV charger, leading to the small garage which has power and an electric roller door.

**Note:** The EPC for this property was conducted before the extensive improvements.

**W3W:** strict.prettiest.fabric

**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 F

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

**Our Ref:** JGA/21012026

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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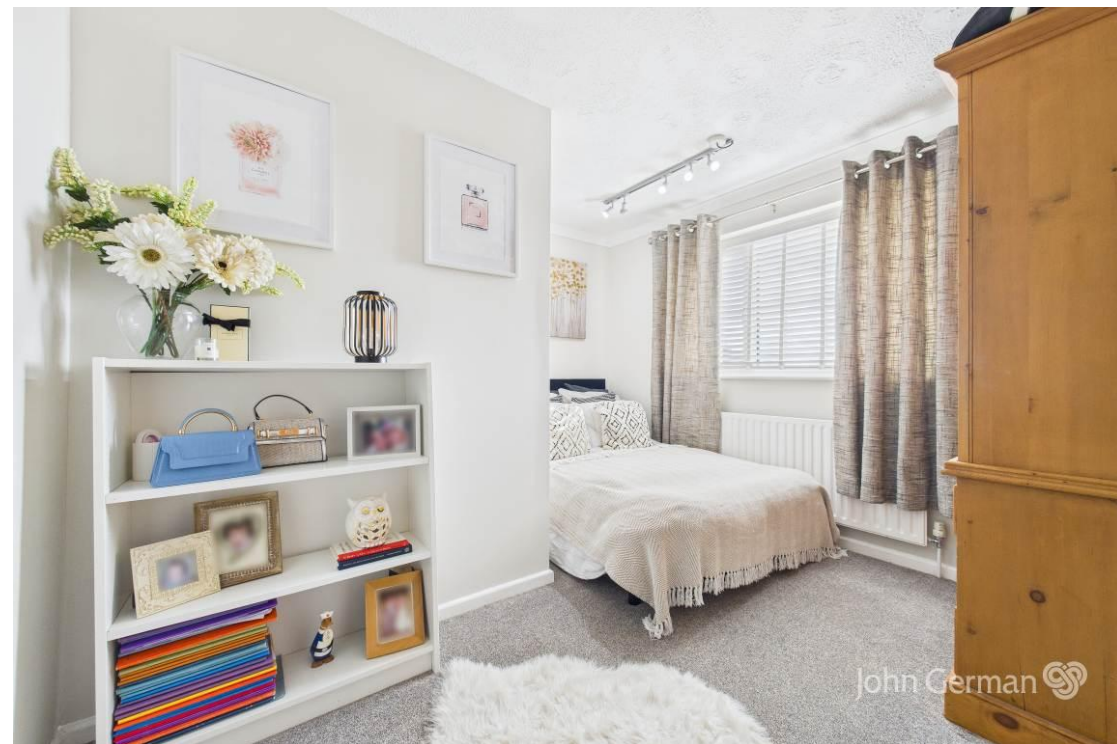
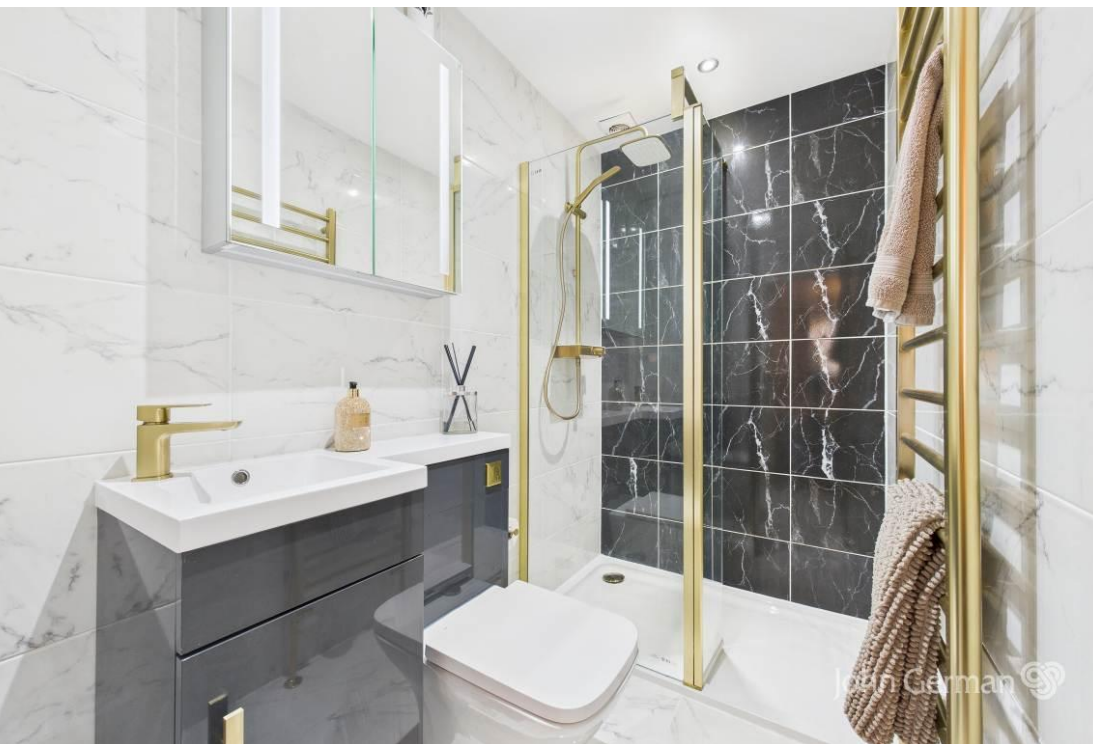




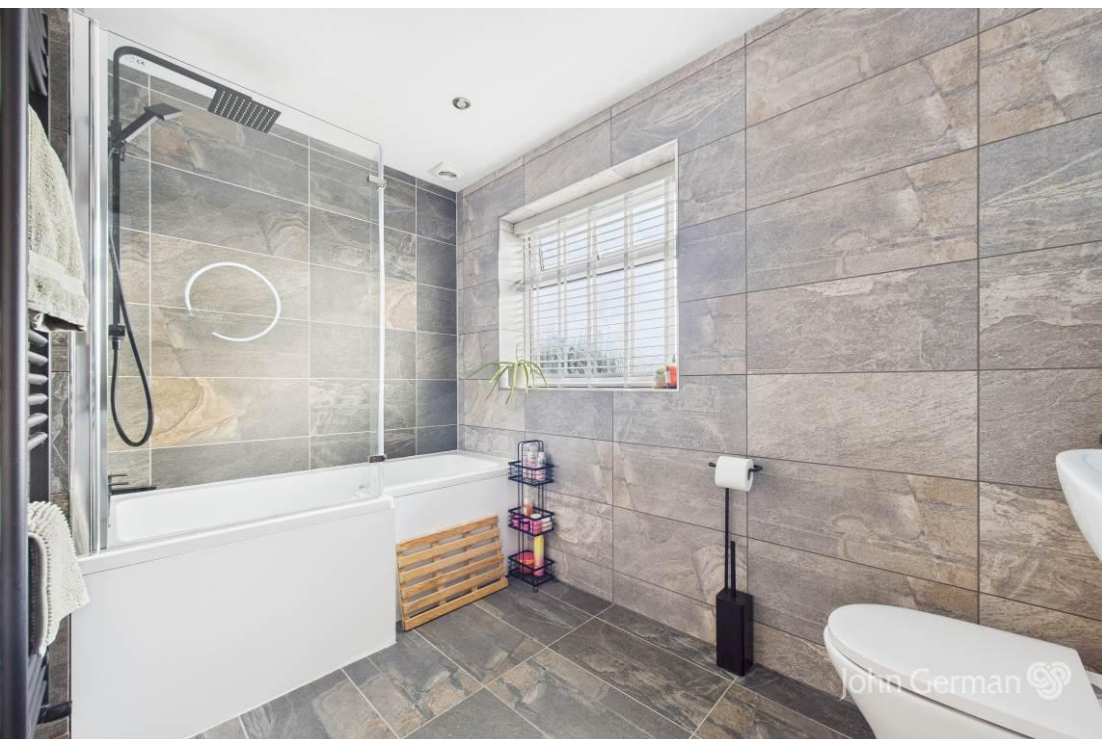


















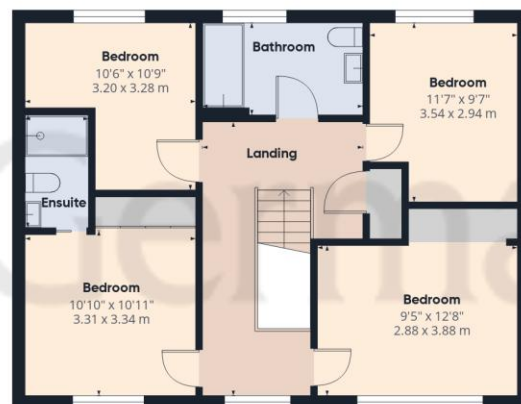


Ground Floor

Approximate total area<sup>m</sup>

1846 ft<sup>2</sup>

171.6 m<sup>2</sup>



Floor 1

(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.

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## Agents' Notes

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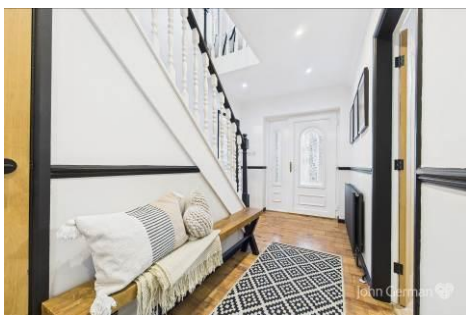
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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