



38 Kingstone Road , Uttoxeter, ST14 8WH

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.

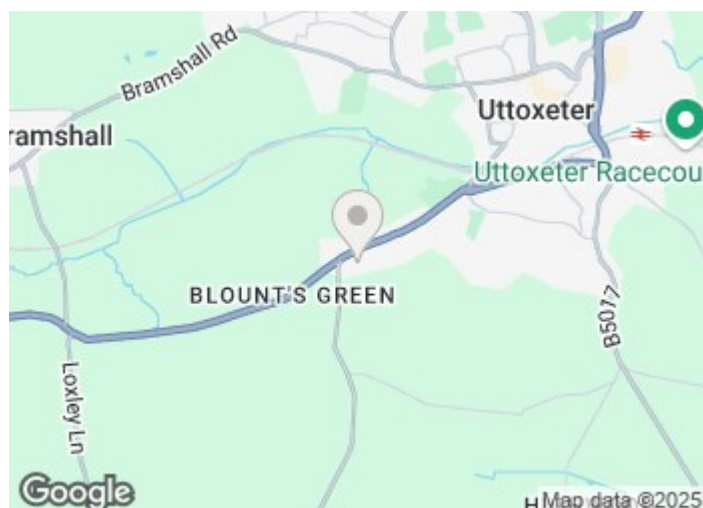
Situated towards the edge of town but still within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi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

£445,000

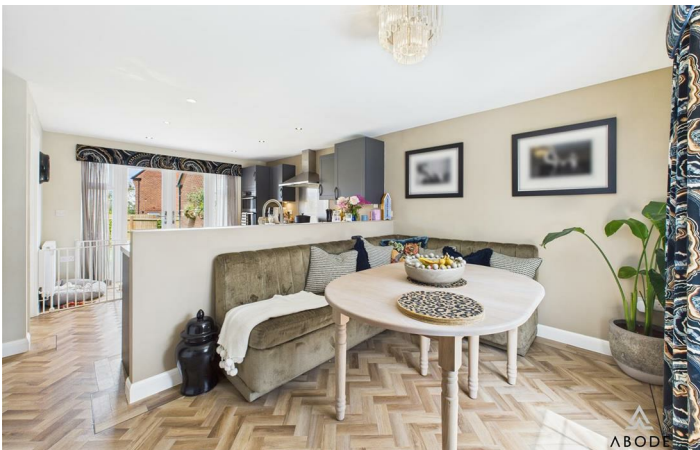
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- Impressive detached family home
- Double garage and driveway
- Well presented throughout
- Modern fitted kitchen
- Enclosed rear garden
- Master bedroom with ensuite and dressing area
- Four double bedrooms



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC