

# Oakover Close

Uttoxeter, Staffordshire, ST14 8XZ

John  
German





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£575,000



Extremely well presented and immaculately maintained, modern executive style detached family home providing spacious and balanced accommodation situated in an extremely well regarded and sought after cul de sac.

Beautifully maintained and improved since new by the current owners, viewing and serious consideration of this hugely impressive family residence is essential to appreciate the complimentary balance between the spacious ground floor accommodation comprising four separate reception rooms and the five double bedrooms, plus three shower/bathrooms. The cul de sac position is equally enviable having a good sized westerly facing rear garden, ample parking and detached double garage.

Situated at the head of this highly popular and respected cul de sac on the Demontfort Way development providing easy access to the convenience shop found on Birdland and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi screen cinema.

A tiled canopy porch with a replacement composite part obscured double glazed entrance door with side lights, opens to the welcoming reception hall providing a lovely introduction to the family home and an indication of the room dimensions to come. Stairs rise to the first floor and there is a built in cloaks cupboard plus doors leading to the spacious ground floor living space and the downstairs WC.

The generously sized lounge has a focal coal effect gas fire and feature surround, and wide sliding patio doors giving direct access to the patio and garden. In front is the separate sitting room which has a wide walk in bay window, originally designated to be a formal dining room but easily utilised to suit your requirements. The third separate reception room approached from the hall is the study which has a window overlooking the rear garden.

The well proportioned living dining kitchen has a range of base and eye level units with fitted work surfaces and inset sink unit set below the rear facing window, fitted gas hob with an extractor hood over, built in double oven, integrated dishwasher and an additional appliance space. Wide French doors open to the garden and a door opens to the fitted utility room which has units and a fitted work surface with inset sink unit, space for appliances and a door to the outside. Additional double doors open to the family room providing additional living space having a front facing window.

The pleasant first floor landing has a rear facing window providing light, built in airing cupboard housing the hot water cylinder, access to the loft and doors leading to the five double bedrooms, four of which have fitted wardrobes, and the family bathroom which has a refitted white suite incorporating a panelled bath with a digital thermostatic mixer shower and glazed screen over. Both the spacious master and second bedroom benefit from en suite shower rooms, the master having a refitted suite incorporating a double shower cubicle.

Outside, to the rear, the westerly facing garden has a wide patio providing a lovely seating and entertaining area leading to the good sized lawn with well stocked beds and borders, enclosed the three sides with gated access to the front.

To the front is a garden laid to lawn with shrubbed borders. A double width driveway provides ample off road parking leading to the detached double garage which has an up and over door, power points and light, and a personal door opening to the rear garden.

**Agents note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**What3words:** random.jousting.basher

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** ADSL Copper wire

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)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/21032024

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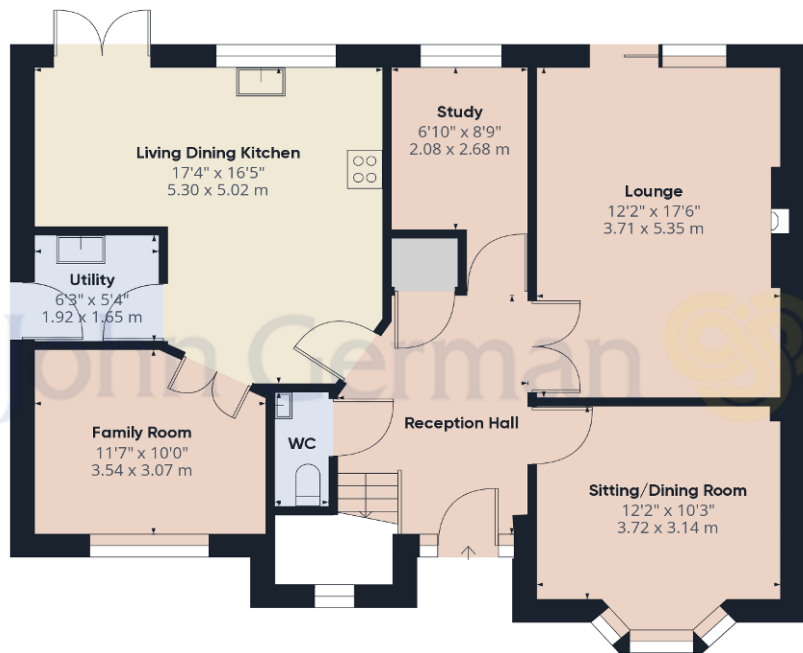




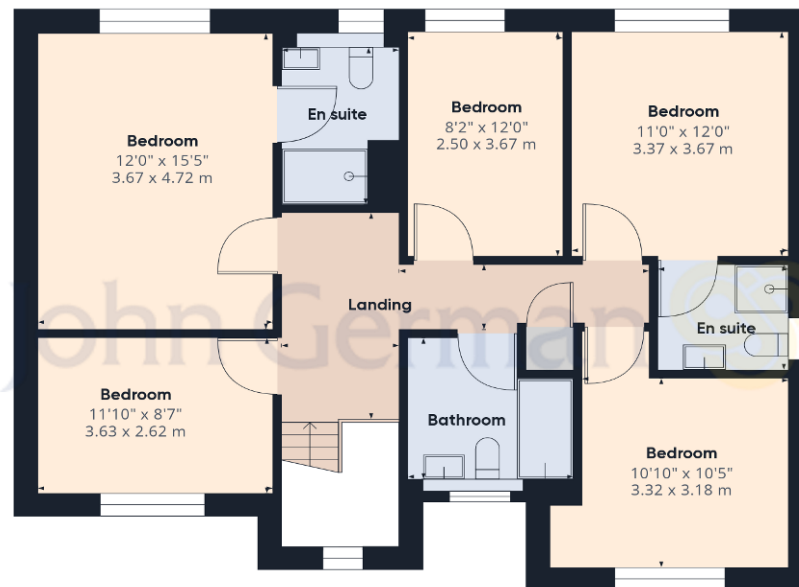




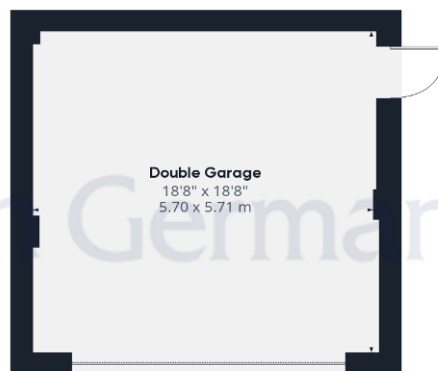




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
2233.9 ft<sup>2</sup>  
207.54 m<sup>2</sup>

(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.



### 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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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