

Kingstone Road

Uttoxeter, ST14 8WH

John German



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£535,000

Beautifully presented and appointed former show home providing well-proportioned, planned and balanced family sized accommodation. Occupying a wonderful position on the very edge of the popular Oliver Park development with landscaped gardens, ample double width parking and a detached garage.

The Avondale - Built by the renowned David Wilson Homes and appointed to their highest specification, internal inspection of this hugely impressive former show home is absolutely essential to appreciate its generous room dimensions and excellent layout offering a comfortable balance between the spacious ground floor accommodation and the four double bedrooms, its immaculate condition and tasteful presentation throughout. Additional consideration is strongly advised to appreciate its appealing position on the very edge of the development, benefitting from double width parking and a detached garage.

Situated on the sought-after development towards the edge of Uttoxeter yet still within easy reach of the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation - A composite and part obscure double glazed entrance door opens to the welcoming reception hall, providing a lovely introduction to the home which immediately sets the standard of the accommodation with stairs rising to the first floor, a built-in double cloaks cupboard, and doors to the spacious ground floor living space plus the half-tiled guest wc.

Positioned to the rear of the home is the comfortably sized lounge which has triple aspect windows including wide uPVC double glazed French doors opening to the patio and garden. The real heart of the home is the hugely impressive open plan living dining kitchen which extends to the depth of the home, offering space to arrange soft seating and a dining suite to best suit your household needs. Currently the relaxing sitting area is positioned to the front of the home adjacent to the wide walk-in bay window, with the kitchen area accommodating the dining suite adjacent to the wide uPVC double glazed French doors to the patio, and having an extensive range of Shaker style units with feature quartz worksurfaces and an inset sink unit, a fitted 5-ring gas hob with a stainless-steel extractor hood over and a built-in electric double oven, plus integrated appliances including a dishwasher, fridge/freezer and a wine fridge. A door leads to the fitted utility room which has a range of units matching the kitchen also with a feature quartz worktop, an inset sink unit and an integrated washing machine, additional appliance space, and a composite and part double glazed door to the patio.

Completing the ground floor space is the versatile separate reception room, currently used as a study area but equally adept as a play room or snug depends on your requirements.

To the first floor the landing has a built-in airing cupboard and access to the loft. Doors lead to the four excellently sized bedrooms, all of which can accommodate a double bed and benefit from built-in wardrobes, with the rooms to the front enjoying a pleasant open outlook. The fabulous master bedroom has dual aspect windows and is approached through a fitted dressing area which has built-in wardrobes to the one side with mirrored sliding doors, and benefits from a superior ensuite shower room having half tiled walls and a white three-piece suite incorporating a double cubicle with a mixer shower over. Finally, there is the superior family bathroom which also has complementary half tiled walls and a white four-piece suite incorporating both a panelled bath and a separate double shower cubicle with a mixer unit over.

Outside - To the rear the paved patio provides a lovely space for relaxing or alfresco dining with iron railings and steps leading to the landscaped garden, which is predominantly laid to lawn, with well stocked borders containing a plethora of shrubs and plants, a further gravelled seating area with a raised bed, space for a shed and gated access to the front.

To the front there is a garden laid to lawn with a low-level established hedge and well stocked borders.

A double width driveway to the side of the home provides off-road parking leading to the detached garage which has an up and over door, power and light, and a personnel door the rear garden. The property also has the advantage of additional designated parking for several vehicles opposite the property.

W3W: reflector.counters.proudest

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.

There is annual charge of approximately £135 pa for the maintenance of the communal areas on the development.

Property construction: Standard

Parking: Driveways and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC - 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/15102026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

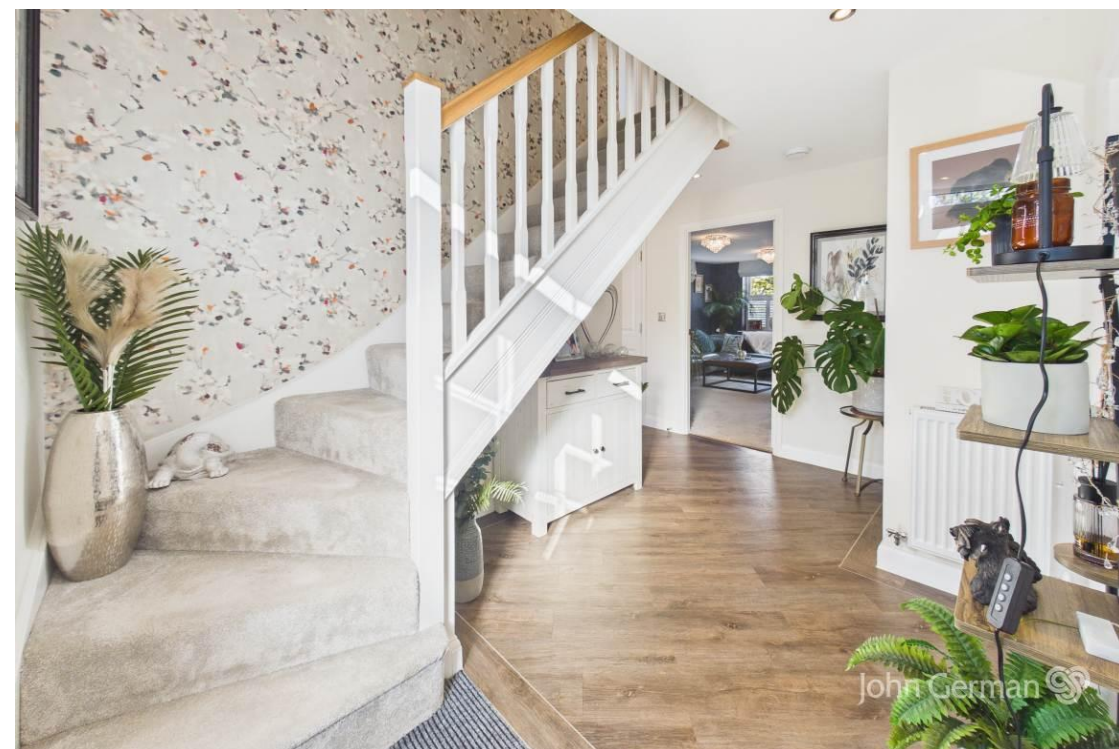


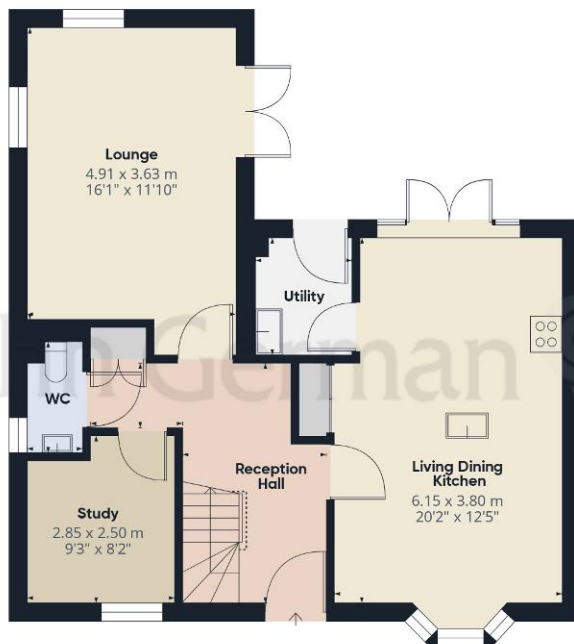


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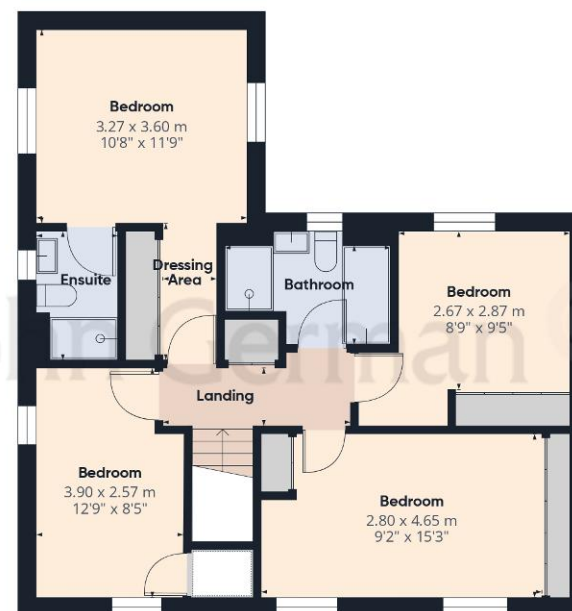




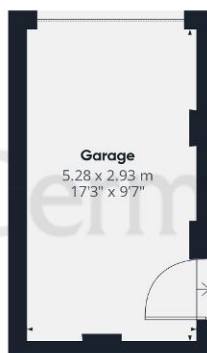




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

144.5 m²

1554 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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



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