The Meadows

Kingstone, Uttoxeter, ST14 8QE

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Offers in excess of £425,000

Extremely well-presented and appointed traditional family home providing generously sized and balanced accommodation. Occupying a good-sized plot with a pleasant rear garden and parking for multiple vehicles, situated in a highly-regarded and sought-after village.

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Viewing and consideration of the hugely impressive Stan Clarke built family sized home is absolutely essential to appreciate its excellent room dimensions and layout, which provide a wonderful balance between the three separate reception rooms along with the recently refitted kitchen on the ground floor with four good bedrooms and two bath/shower rooms on the first floor. Tastefully presented and appointed throughout in turnkey condition, ideal whether looking to move either up or down the property ladder. Also benefitting from an enclosed rear garden enjoying a degree of privacy, with a gravelled driveway to the front offering off-road parking for multiple vehicles.

Situated in a highly desirable village which offers a lovely sense of community, within walking distance to its amenities including the Talbot First School, The Shrewsbury public house and restaurant, active village hall, Church and The Manor Golf Club. On the doorstep are also several walks through the surrounding countryside. Uttoxeter and its wide range of amenities is only a short drive away including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation - An enclosed porch leads to the welcoming reception hall which provides a lovely introduction to the home, with stairs rising to the first floor and doors to the spacious ground floor accommodation and the fitted guest cloakroom/wc.

The generously sized lounge has a focal chimney breast with a log burner set on a bricked hearth and timber mantel, and uPVC double glazed French doors with matching side panels overlooking the garden and providing direct access to the patio. The front facing reception room is currently used as a home office, but its size means it can easily be used as a family room or playroom depending on your household's requirements.

On the opposite side of the hall is the impressive refitted kitchen, having an extensive range of Shaker style units with quality worktops and an inset sink unit set below one of the two dual aspect windows, a fitted hob with an extractor hood over, space for a built-in appliances and a fridge/freezer, plus plumbing for a washing machine. A uPVC obscure double-glazed door opens to the side carport, and a doorway opens to the comfortably sized dining room, with a useful full-height fitted cupboard matching the kitchen units and wide uPVC double glazed sliding patio doors opening to the patio and garden. There is the potential to remove the dividing wall to make this one large open space extending to the depth of the home to create an open plan living/dining kitchen.

To the first floor the landing has a loft hatch and a built-in double airing cupboard housing the hot water cylinder. Doors lead to the four good sized bedrooms, three of which can easily accommodate a double bed and bedroom four having the benefit of a built-in wardrobe. The spacious front facing master bedroom has the advantage of a walk-in wardrobe/dressing room and a superior ensuite shower room having a white modern suite with complementary tiling incorporating a corner cubicle with an electric shower.

Completing the accommodation is the superior fitted family bathroom, having a white modern four-piece suite with half height tiling incorporating both a panelled bath and a separate corner shower cubicle.

Outside - To the rear a block paved patio with a fishpond provides a lovely space to relax or entertain, enjoying a degree of privacy and leading to the garden laid to lawn with gravelled edging, further seating and space for a shed, plus gated access to the side. To the front a large gravelled driveway provides off-road parking for multiple vehicles, with a carport to the side of the home and limited access to the detached garage which has an up and over door, power and a personnel door to the garden.

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: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil fired central heating
(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
Our Ref: JGA/01102026

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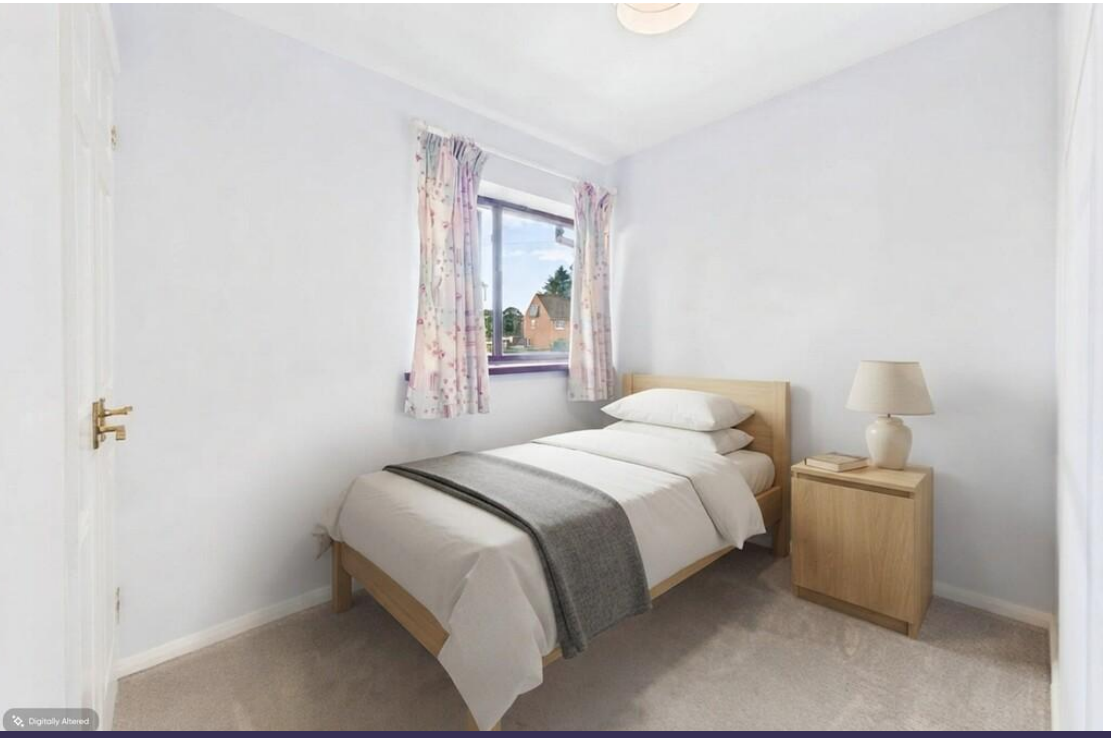
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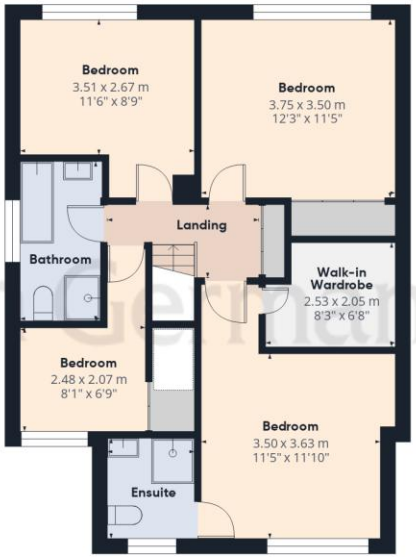
Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

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Approximate total area(1)

144.7 m²

1558 ft²

(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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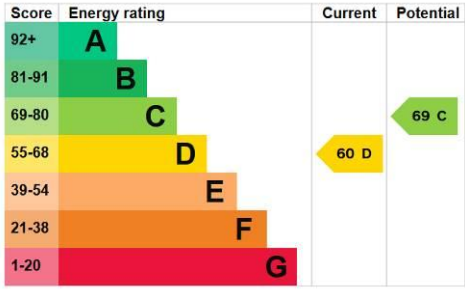

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