Holly Road

Uttoxeter, ST14 7FQ

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£269,995

Attractive modern home with well-planned and presented accommodation incorporating a hugely impressive dining/living kitchen with bi-fold doors opening to the southerly facing garden, situated on a quiet and exclusive cul-de-sac with walking distance to local amenities and the town centre.



Impeccably maintained by one careful owner since new at the end of 2024, viewing is strongly advised whether you're searching for your first home, moving up or down the property ladder, or for a buy-to-let investment (EPC Rating – B). Tastefully presented and benefitting from an excellent layout which incorporates three good sized bedrooms and two bath/shower rooms on the first floor, plus a sitting room and most notably the hugely impressive living/dining kitchen with fully integrated appliances on the ground floor with wide bi-folding patio doors opening to the southernly facing garden. Also having the advantage of a double width driveway to the front. All in all providing a blank canvas to easily move straight in and then make it your own in your own time, for sale with no upwards chain involved.

Situated on an exclusive and quiet cul-de-sac of only six homes, set back from Holly Road within close proximity of local amenities including the Tesco Express mini-supermarket and Tynsell Parkes first school, and easy reach of the town centre with its wide range of facilities including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, middle and high schools, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation
A storm porch provides useful shelter from the elements with a composite and part obscure double glazed entrance door opening to the welcoming hallway, offering an instance sense of the quality of the home with a front facing window providing additional natural light, stairs rising to the first floor, and light oak doors leading to the ground floor accommodation and the fitted guest cloakroom/WC.

The focal point of the home for daily life is the hugely impressive open plan living/dining kitchen which extends to the full width of the home, immersed in natural light provided by the wide bi-fold patio doors that open to the southerly facing garden. Having an excellent range of base and eye level units with quality worksurfaces and a matching breakfast bar, plus an inset sink unit positioned to overlook the garden, ceramic tiled splashbacks, a fitted gas hob with a stainless-steel extractor hood over and an electric oven under, and integrated appliances including a dishwasher, washing machine and fridge/freezer, plus a useful understairs cupboard.

To the front of the home there is the comfortably sized sitting room, ideal for relaxing after a busy day.

Upstairs, the landing has a built-in airing cupboard and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture, with the rear facing master having the benefit of a fitted ensuite shower room with a white suite incorporating a double cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom which also has a modern white suite incorporating a panelled bath with an electric shower and a glazed screen above, plus a front facing window providing natural light.

Outside
To the rear, the southerly facing paved patio provides a lovely seating and entertaining area adjacent to the bi-fold patio doors into the home, leading to the enclosed garden laid to lawn with gravelled borders offering a blank canvas to landscape as you wish, with gated access to the front. To the front there is a barked border containing shrubs, and a block paved, double width driveway providing off road parking.

Please note, there is a small annual maintenance charge shared between the six homes.

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: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/25112026

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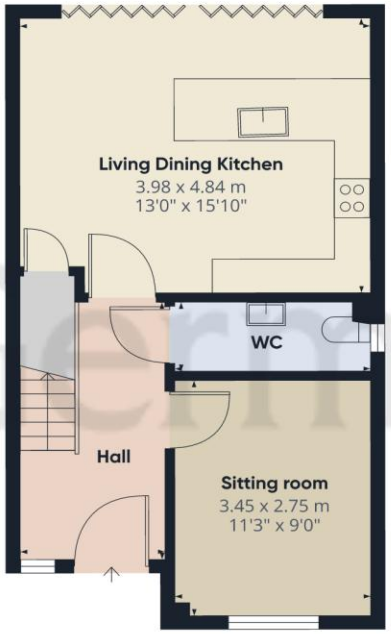



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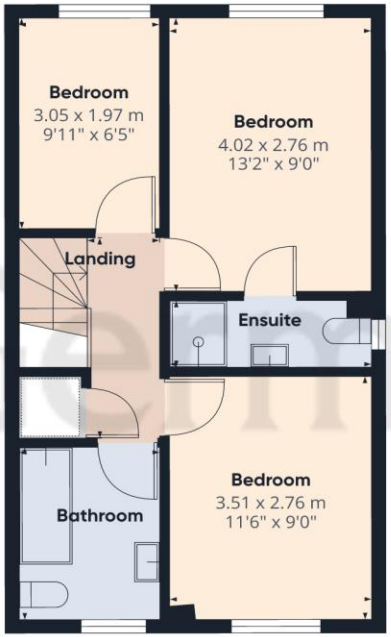

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Ground Floor



Floor 1



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Approximate total area(1)

55.9 m²

601 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

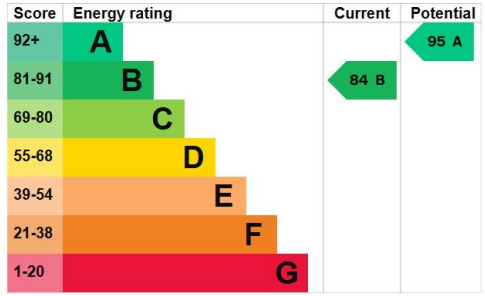
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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