

Baxter Road

Uttoxeter, Staffordshire, ST14 8WA

John German



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£335,000

Extremely attractive and highly efficient modern detached bungalow with double bedrooms, presented and maintained to an excellent standard, occupying a lovely position and plot at the head of a quiet private cul-de-sac adjoining fields on the edge of the popular Olive Park development.

The Belton built by renowned David Wilson Homes in 2025. For sale with no upwards chain and in true turnkey condition, internal inspection of this hugely impressive modern bungalow is absolutely essential to appreciate the home's excellent room dimensions and layout, high specification including a fully integrated kitchen and superior shower room, and its highly efficient running costs enhanced by solar panels and an EV charge point (EPC rated A). A further huge advantage to consider is the property's delightful position at the head of a quiet cul-de-sac which is on the very edge of the development adjoining open fields, with a good-sized enclosed rear garden, driveway and a detached garage.

The sought-after Olive Park development though situated towards the edge of Uttoxeter, the town centre is within easy reach with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

A composite and part obscure double glazed entrance door opens to the welcoming hallway, benefitting from two useful built-in cupboards and access to the loft, plus doors to the well-proportioned accommodation. The hugely impressive open plan living dining kitchen extends to the full width of the home, providing a wonderful space for daily life and relaxing, with two sets of wide uPVC double glazed French doors to the patio and rear garden. The well-equipped kitchen has an excellent range of base and eye level units with fitted worksurfaces and an inset sink unit with feature tiled splashbacks, a fitted gas hob with a stainless-steel extractor over and an electric oven under, plus integrated appliances including a dishwasher, washing machine and a fridge/freezer.

The two good-sized bedrooms are positioned to the front of the home, both able to easily accommodate a double bed and furniture. Completing the accommodation is the spacious shower room which has a superior white suite with complimentary tiling incorporating a large double shower cubicle with a mixer shower over, a useful built-in cupboard with power (currently housing a tumble dryer) and a side facing window providing natural light.

Outside, to the rear, a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy, leading to the wide, enclosed garden which is predominantly laid to lawn with a well-stocked border containing a variety of shrubs and saplings, adjacent to open fields to one side and with gated access to the opposite side. To the front, the garden is laid to lawn with well stocked borders containing a variety of shrubs and plants. A tarmac driveway extends to the side of the home providing off road parking with an EV charging point, leading to the detached garage which has an up and over door, power and light.

Agents notes: There is a small annual charge for the maintenance of the communal areas on the development.

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

Property construction: Standard

Parking: Drive & garage

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/20102026







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

79.9 m²

860 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

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.

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.

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	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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