Dowling Road

Uttoxeter, ST14 8WB

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£399,995

Beautifully presented and immaculately maintained modern detached home providing well-planned and appointed accommodation, with a hugely impressive landscaped garden, occupying a pleasant position on the popular development.

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The Ingleby, built by renowned David Wilson Homes in 2022 with the remainder of the NHBC warranty, and available with the advantage of no upwards chain. Viewing and consideration of this fabulous home is strongly advised whether looking to move either up or down the property ladder, offering pristine accommodation appointed to a superior standard throughout and in true turnkey condition. Benefitting from a delightful landscaped rear garden which compared to most newly built homes enjoys a good degree of privacy, an adjoining driveway, and a detached garage.

The exact position on the popular Olive Park development overlooks greenery to the front, within a 5 minute walk of The Plough public house and is in 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-respected three tier school system, doctor surgeries, train station, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

A composite entrance door opens to the hallway which gives a welcoming introduction and an immediate impression of the standard of the home, having feature Amtico flooring which flows through the majority of the living space, stairs rising to the first floor and a useful understairs cupboard, plus doors to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The comfortably sized lounge provides space to arrange your furniture to best suit you needs, with a front facing window enjoying a pleasant outlook.

The hub of the home is the excellent dining kitchen which extends to the full width of the property, having an extensive range of units including an island with fitted worktops and an inset sink unit, fitted five-ring gas hob with a glazed splashback and a stainless steel extractor hood over, a built-in double oven and integrated appliances including a dishwasher and fridge/freezer. A built-in laundry cupboard has plumbing for a washing machine and space for a tumble dryer. Natural light comes from the wide uPVC double glazed French doors overlooking the garden and providing direct access to the outside entertaining space, and an additional window in the dining area.

To the first floor, the pleasant part-galleried landing has a side facing window providing natural light, a built-in double airing cupboard and access to the boarded loft. Doors lead to four good sized bedrooms, two of which can easily accommodate a double bed and also have built-in wardrobes. The rear facing master also has the benefit of a superior ensuite shower room, having a white suite with complementary tiling incorporating a double cubicle with a mixer shower over.

Completing the accommodation is the superior family bathroom, having a white suite with complementary tiling incorporating a panelled bath with mixer shower and folding glazed screen above.

Outside, to the rear is the hugely impressive landscaped garden which has a Cotswold stone paved patio adjacent to the French doors into the dining kitchen, providing a relaxing seating and entertaining area leading to the artificial lawn with well-tended beds and borders containing a variety of shrubs and plants. The stone patio with a timber pergola offers additional privacy leading to a matching al fresco dining area, and a seating area in the opposite corner. Enclosed to three sides by timber fencing and enjoying a degree of privacy in comparison to other properties, with gated access to the driveway. To the front there is a well-stocked bed containing shrubs and plants. A tarmac driveway extends to the side of the property, providing off-road parking for several vehicles leading to the detached garage which has an up and over door, power points and light.

What3words: ///caves.ultra.painted
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: There is a small annual charge of approx. £150 for the maintenance of the communal areas on the development.
It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/17072026

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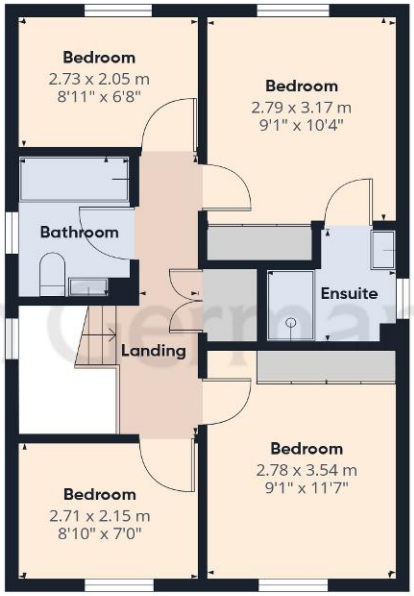

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

107.8 m²

1162 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

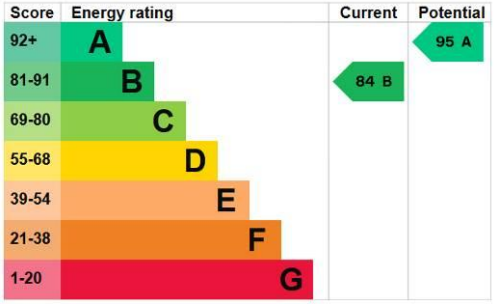
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