

# Holly Road

Uttoxeter, ST14 7ND

John German





# Holly Road, Uttoxeter, ST14 7ND

£429,995

Outstanding new build Edwardian style family home, appointed and finished to a superior standard throughout, AVAILABLE FOR IMMEDIATE PURCHASE AND SPEEDY COMPLETION.

One of only three exclusive new homes on the well-regarded and sought-after road.

Including carpets and hard floor coverings.



A fabulous new build home, designed and appointed to combine high specification and modern living in a non-estate setting of only three homes. The Edwardian styling includes high ceilings, a return staircase and complementary windows, with the contemporary styling including a hugely impressive open plan living dining kitchen with bi-fold doors. Offered with vacant possession and ready for immediate occupation. NHBC warranty.

Situated on the extremely well regarded road in the desirable area of town, providing easy access to local amenities including open spaces, convenience shops, schools and a public house. The town centre with its wide range of facilities is also within easy reach, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgeries, train station, modern leisure centre and a multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A composite part obscured double glazed entrance door opens to the extremely impressive and welcoming hall, providing the first taste of the Edwardian style of the home, having its high ceiling and lovely return staircase to the first floor with a side facing window, a laminate floor with underfloor heating that extends to the living kitchen and quality oak doors leading to the spacious living area and the fitted guest cloakroom/WC. To the front is the well-proportioned lounge having a high ceiling and two front facing windows allowing natural light to flow in.

The real heart of this new home is the magnificent open plan living dining kitchen, with wide bi-fold doors opening to the patio and garden plus additional light provided by the wide side facing picture window. There is an extensive range of base and eye level units plus larder cupboards and an island with fitted work surfaces and a breakfast bar, inset sink unit with mixer tap, fitted hob with an extractor hood over, two built-in electric ovens, and integrated appliances including dishwasher and fridge freezer. In the evenings you have a choice of how to illuminate this fabulous space, with recessed lighting on two separate circuits, pendant lighting above the island and breakfast bar and pelmet lighting. Completing the ground floor space is the fitted utility room which has base and eye level units with fitted work surfaces and an inset sink unit, space for appliances, tall cupboards to one side, plus dual aspect windows and a part obscured double glazed door to the side.

To the first floor the lovely landing has access to the loft, and doors to the four well proportioned bedrooms, all of which can accommodate a double bed. The rear facing master has the benefit of a superior ensuite shower room, having a white suite incorporating a double shower cubicle with a mixer shower over and a side facing window providing light. Finally, there is the luxury family bathroom with an oval bath with mixer taps, vanity wash hand basin, WC and shower enclosure with glazed screen.

Outside, to the rear adjacent to the bi-fold doors in the living dining kitchen is a slate effect tiled patio, providing a lovely seating and entertaining area with matching sleeper edged steps leading to the wide enclosed garden which is laid to artificial grass with slate shale edging. To the front is a garden providing a blank canvas to landscape as you wish. A block paved driveway extends to the side of the home providing ample off road parking leading to the garage.

**What3Words:** reserved.overjoyed.noon

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

**Parking:** Drive & garage. **Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

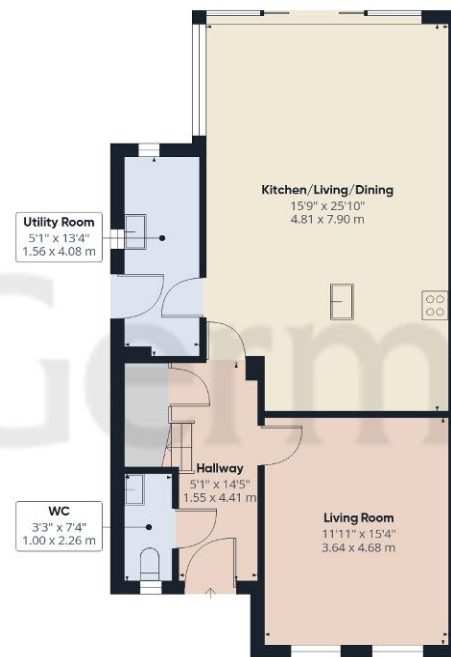
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC

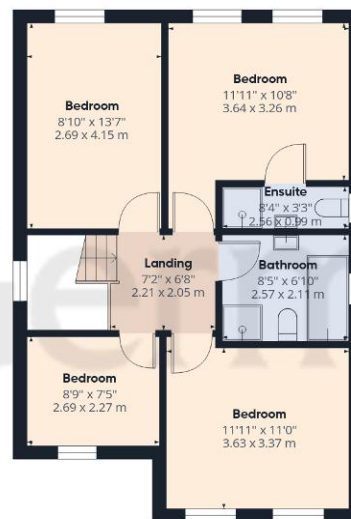
**Our Ref:** JGA24092024







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1395 ft<sup>2</sup>

129.6 m<sup>2</sup>

(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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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.

## 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.

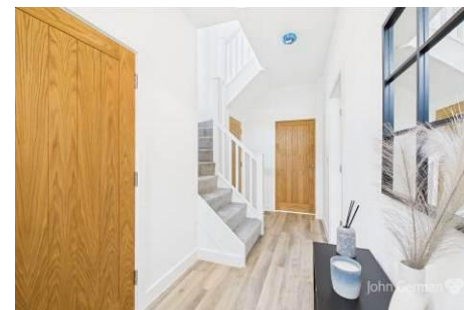
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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