

# Dowling Road

Uttoxeter, ST14 8WF

John  
German





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£349,950

Beautifully presented and maintained modern double fronted home occupying a delightful corner position with a westerly facing landscaped garden, situated towards the edge of the popular development enjoying a pleasant outlook to the front.



Whether looking to move either up or down the property ladder, internal inspection and consideration of this impressive modern home is imperative to appreciate its room dimensions and layout including several dual aspect rooms, superior condition, delightful enclosed westerly facing landscaped garden which enjoys a good degree of privacy, and its wonderful corner position which benefits from an open outlook towards green space and the balancing pool.

Built by Barratt Homes in 2023 with the remainder of the NHBC Warranty and situated in the popular area towards the edge of Uttoxeter, but still within reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, 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 composite and part obscure double glazed entrance door opens to the central hallway which provides a lovely welcoming introduction to the home, with stairs rising to the first floor and a useful understairs cupboard, an additional useful built-in cupboard, and doors leading to the well-planned ground floor accommodation, plus the fitted guest cloakroom/WC. To the left is a generously sized lounge which extends to the full depth of the home, with dual aspect windows allowing the natural light to flood in and a front facing window enjoying a pleasant outlook.

On the opposite side of the hall is the fitted dining kitchen which also extends to the depth of the home, again with dual aspect windows allowing the afternoon sun to cascade in, with a front facing window and wide uPVC double glazed French doors providing direct access to the westerly facing patio and garden. There is a range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted electric hob with a glazed splashback and a stainless steel extractor hood over, built-in electric oven, plus an integrated dishwasher and fridge/freezer.

To the first floor, the landing has a window providing light and access to the loft. Doors lead to the three good sized bedrooms, with the two dual aspect double bedrooms positioned to the front of the home enjoying the pleasant outlook, including the master which benefits from a superior ensuite shower room having a three-piece suite incorporating a double cubicle with a mixer shower over. Completing the accommodation is the superior family bathroom, having a white three-piece suite incorporating a panelled bath with a mixer shower and glazed screen above.

#### Outside

The enclosed westerly facing garden which is enclosed to three sides and enjoys a good degree of privacy, has been landscaped to provide a lovely tiled patio ideal for entertaining, relaxing and al fresco dining, with a pergola and wrought iron fencing and a matching gate leading to the lawn, which has well stocked borders containing a variety of shrubs and plants. A matching tiled path with mosaic edging leads to the gated access to the driveway. To the rear of the home is a gravelled area with gated access.

To the front of the home is a garden laid to lawn with an established hedge, and a path leading to the front door. Positioned to the side of the property, a tarmac driveway provides parking for several vehicles, leading to the garage which has an up and over door, power and light.

**What3words:** [///assess.applies.footballers](https://www.assess.applies.footballers)

**Agents note:** 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).

**Please note:** 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

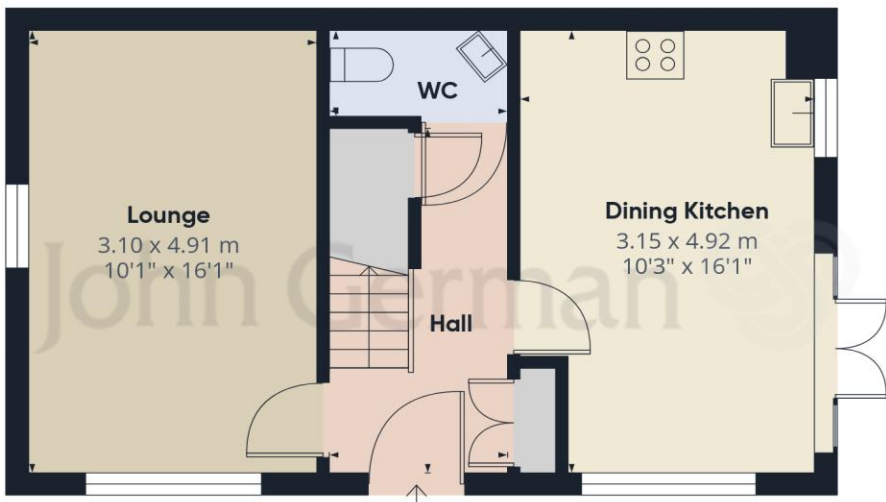
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06052026

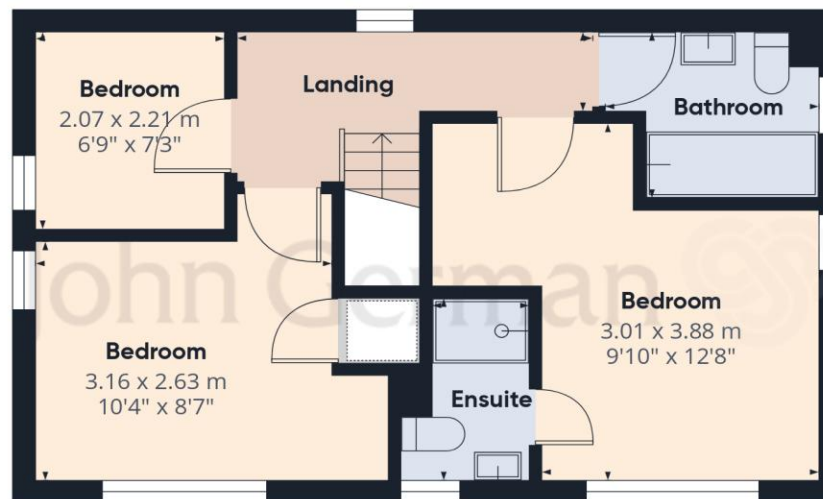
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

93.5 m<sup>2</sup>

1007 ft<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

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.

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.

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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.

**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
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## John German

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