

# Oak Tree Gardens

Uttoxeter, ST14 7QB

John German



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£425,000

**Immaculately maintained and beautifully presented modern detached home providing generously sized and balanced family accommodation. Situated at the head of a well-respected and highly sought-after private cul-de-sac.**

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Internal inspection of this superb modern home is an absolute must to appreciate its many endearing features, most notably its room dimensions and layout providing a wonderful balance between the ground floor living space and good sized bedrooms, its excellent condition throughout, and especially its fabulous plot and position at the head of the quiet private cul-de-sac of only nine homes.

Situated off the hugely popular Hall Road providing easy access to 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 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**Accommodation** - A traditional canopy porch with a lovely composite and part obscure double-glazed entrance door and side window opens to the welcoming hallway, where stairs rise to the first floor having storage beneath, and light oak doors leading to the spacious ground floor accommodation and the fitted downstairs WC.

The comfortably sized principle lounge has a wide walk-in bay window to the front providing an abundance of natural light, a focal living flame effect electric fire, and an exposed brick effect feature wall. The heart of the home and focal point of daily family life is the hugely impressive dining kitchen which extends to the full width of the home, which has been refitted and slightly re-modelled by the current owners. Having an extensive range of base and eye level units with timber worktops and a matching breakfast bar, an inset sink unit set below one of the rear facing windows overlooking the garden, a fitted gas hob with an extractor hood over and double electric oven under, an integrated dishwasher and space for a fridge/freezer. In the dining/living area there is a further rear facing window plus additional light and direct access to the garden provided by the part double-glazed door to outside.

Completing the ground floor space is the sitting room, which can alternatively be used as a formal dining room if preferred, with an exposed brick effect feature wall, and a front facing window.

To the first floor the pleasant landing has a loft hatch and white doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed and benefit from built-in wardrobes increasing the useable space in those rooms. These are served by a refitted family bathroom which has a white suite with complementary tiling incorporating a panelled shower bath with a mixer shower and glazed screen above. The lovely master bedroom has a front facing bay window and a refitted ensuite shower room, having a white suite with complementary tiling incorporating a walk-in shower cubicle with a mixer shower over.

**Outside** - To the rear a natural flag stone paved patio extends to the width of the home with a matching path leading to a further circular seating area, and timber decking providing a lovely seating and entertaining area taking full advantage of the afternoon/evening sun. At the bottom of the garden is a wonderful versatile home office/summerhouse, having power and internet connection, with an adjoining garden shed. Enclosed to three sides by panelled fencing, with borders and gated access to the front.

To the front is a garden also laid to lawn with shrub beds. A tarmac double width driveway and turning point provides off road parking for several vehicles.

**W3W:** torches.spaceship.footsteps

**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. There is small annual charge of approx. £240 for the maintenance of the private cul-de-sac which is managed by the residents, Hall Road Management Company.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive for several vehicles

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

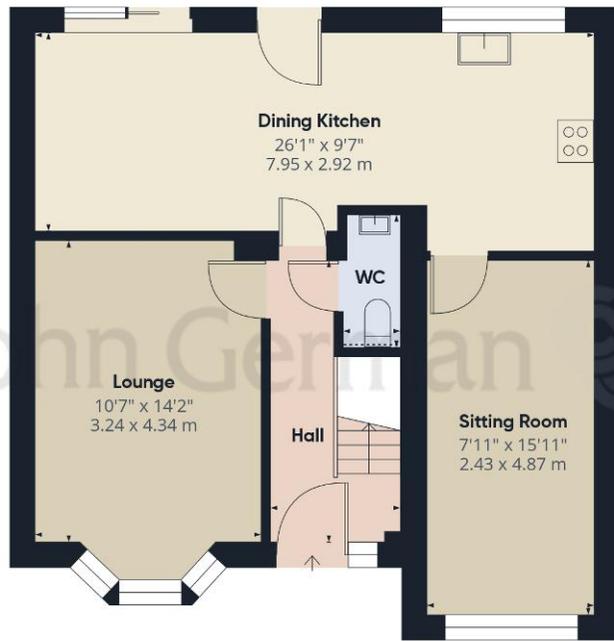
**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

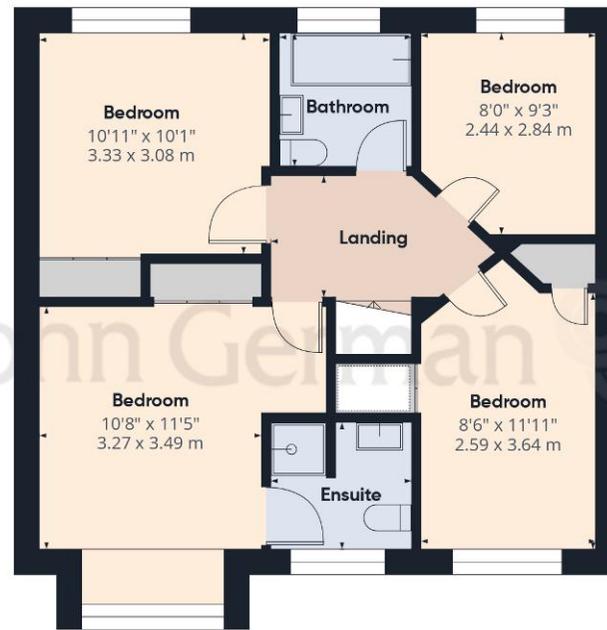
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

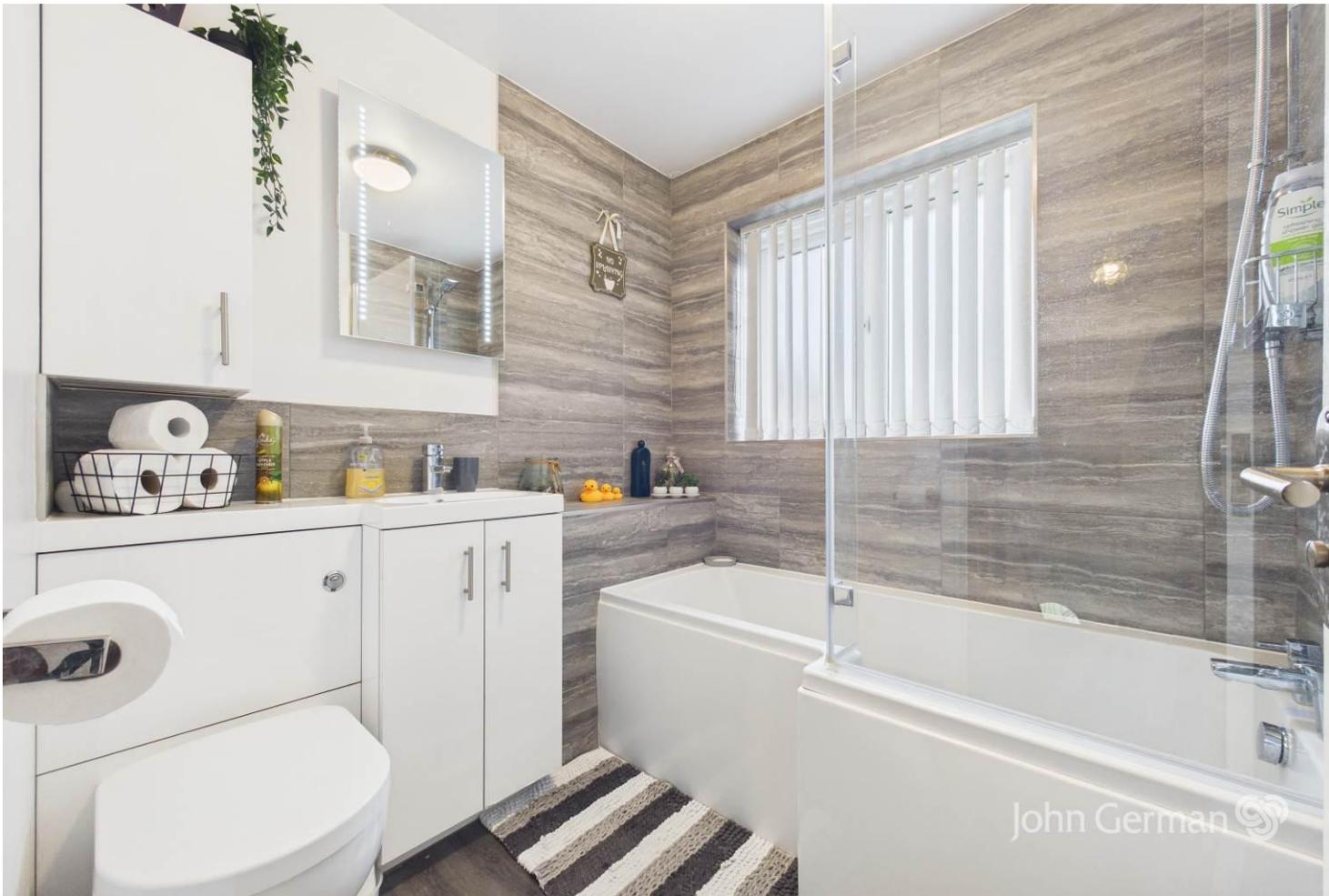
**Approximate total area<sup>(1)</sup>**  
1353 ft<sup>2</sup>  
125.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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**Agents' Notes**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**John German**  
 9a Market Place, Uttoxeter,  
 Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
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