

# Bowling Green Road

Uttoxeter, ST14 7HW

John   
German





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Guide Price £450,000

Extremely attractive modern home providing well-proportioned and planned family sized accommodation, situated towards the head of the popular small cul-de-sac development.

Beautifully presented and immaculately maintained, viewing and consideration of this fabulous home is imperative to appreciate its room dimensions and layout, which provide an excellent balance between the ground floor living space and the first-floor bedrooms, with the three bath/shower rooms. Occupying a delightful plot, where the rear garden enjoys a good degree of privacy, with a double width driveway and attached double garage, plus the position at the head of the small cul-de-sac.

Situated in a popular and well-regarded area of town, within close proximity to local amenities including St Marys first school, the Tesco Express mini supermarket, a public house and open spaces, whilst affording an open outlook with attractive views of the Weaver Hills. A short walk to the town centre with its wide range of facilities, and easy access to the A50 dual carriageway, linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A tiled canopy porch with a part obscure double-glazed door opens to the welcoming reception hall providing a wonderful introduction to the home, setting the standard immediately, with stairs rising to the first floor and a useful under stairs cupboard. The spacious lounge extends to the depth of the home, having a wide walk-in bay window to the front and wide French doors opening to the rear patio and garden. The focal point of the room is the central feature fireplace with a living flame effect gas fire.

The hub of the home is the highly impressive dining kitchen, having a walk-in bay window in the dining area and a further window in the kitchen, both overlooking the rear garden. There is an extensive range of base and eye level units with a matching island, fitted worktops and matching breakfast bar, an inset sink unit under the window, fitted induction hob with a built-in double electric oven, plus an integrated dishwasher and fridge-freezer. The tiled floor runs into the utility room, where there is a fitted work surface to one side with cupboards, an inset sink unit, plumbing for a washing machine and the wall mounted gas central heating boiler, plus a part glazed door to the outside. Overlooking the front is the additional versatile reception room, making an ideal study, sitting room, snug/family room or teenagers gaming room. Completing the ground floor space is the fitted guest WC, having a modern white suite with feature half tiled walls.

The pleasant part-galleried first floor landing has a front facing window providing natural light, a built in airing cupboard housing the hot water cylinder, and a loft hatch. There are four good size bedrooms, all having built in wardrobes, and three of which can easily accommodate a double bed. The three rooms to the rear enjoy a pleasant roofscape outlook with the countryside beyond, reaching as far as the Weaver Hills in the distance. Bedrooms two and three both benefit from superior en suite shower rooms, having modern white suites with feature tiling. Finally, there is the equally high standard fitted family bathroom, also having a white modern suite incorporating a panelled bath with a mixer shower over, plus tiled splashbacks and half tiled walls.

Outside, to the rear, a paved patio extends to the width of the property, providing a lovely seating and entertaining area, enjoying a degree of privacy, leading to the garden which is predominantly laid lawn with well stocked borders, all enclosed to three sides. There is a wonderful timber summer house and veranda providing additional outside entertaining space, which has power. There is also a shed and gated access to the front on both sides of the property. To the front is a garden laid to lawn with an pear tree and other perennials in gravelled beds. A double width tarmac driveway provides off road parking, leading to the attached double garage which as two up and over doors, storage space above, power and light, and a personal door to the side of the home.

What3words:/// engaging.crunched.startles

**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 & double 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) **Our Ref:** JGA/26062025

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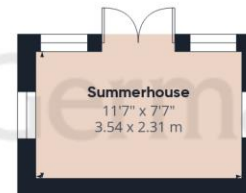
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

1916 ft<sup>2</sup>

177.9 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

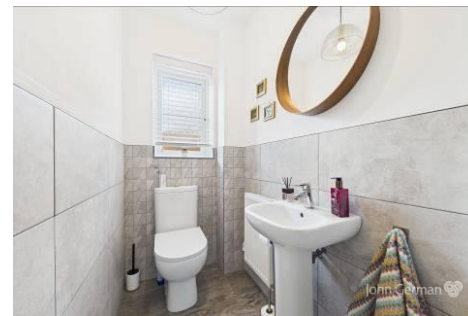
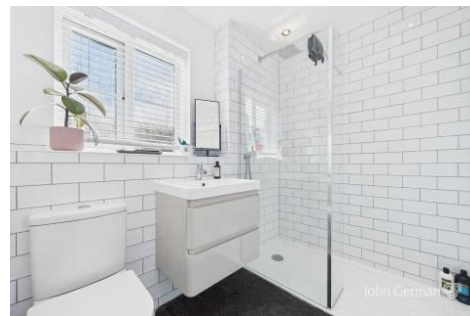
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		B4 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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