

Campion Way

Uttoxeter, ST14 7TB

John German






WHENEVER YOU FEEL
OVERWHELMED...
REMEMBER WHOSE
Auntie
YOU ARE AND
STRAIGHTEN YOUR

Campion Way

Uttoxeter, ST14 7TB

Offers Considered £325,000 - £340,000



Attractive modern home set on a corner plot with double aspect windows overlooking the green and with far reaching views. This well designed contemporary layout provides stylish and spacious accommodation having been beautifully maintained throughout.

To describe the property in more detail starting at the front entrance which is set in the centre of the front elevation with balanced windows on either side. The entrance door has a storm canopy above and opens into the entrance hall where stairs rise to the first floor. Doors lead off to the ground floor living spaces including the guest cloakroom/WC that is fitted with a low flush WC and a wall mounted wash basin.

To the left of the hallway is the kitchen diner with lovely double aspect windows. The kitchen area is fitted with sleek modern, high gloss storage units and complemented with a quartz work surface, matching upstands and hob splashback along with an inset sink with mixer tap. Integrated fridge freezer, dishwasher, built in Hotpoint double oven and inset gas hob with overhead extractor. There is plenty of space remaining for a dining table and chairs as well as companion seating in front of the French doors which open out onto the rear patio.

The utility room leads off the kitchen and is fitted with matching units and with quartz work surface and sink, plumbing for a washing machine and dryer. There is access to the understairs storage cupboard.

The lounge is a generous reception room with more double aspect windows filling the space with natural light and providing charming views over the landscaped open park area to the side.

On the first floor stairs lead to a central landing with doors leading off. The master bedroom again has double aspect windows with far reaching views and has the benefit of an ensuite shower room with a large shower cubicle, wash basin and WC. There are two further double bedrooms and the family bathroom which is fitted with a low flush WC, wash basin and panelled bath.

Outside the property has a block paved driveway to the rear of the house and a large brick built single garage with power and lighting, a tiled pitched roof and a courtesy door to the rear.

A combination of lawn and herbaceous borders wrap around the property and to the right hand side of the property is a well proportioned, partly walled garden which offers a good degree of privacy and security. The garden has been landscaped to include block paved pathways and patio and raised flower beds.

Campion Way is located on the sought after Lioncourt development on the edge of Uttoxeter next to Bramshall Road Park and open countryside. The location provides easy access to the local schools as well as a full range of shops and supermarkets, leisure and healthcare facilities, pubs and eateries. Uttoxeter has its own train station and provides excellent transport links with a network of major roads including the A50.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. There is an estate maintenance charge of £89.18 per 6 months to Ground Solutions.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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

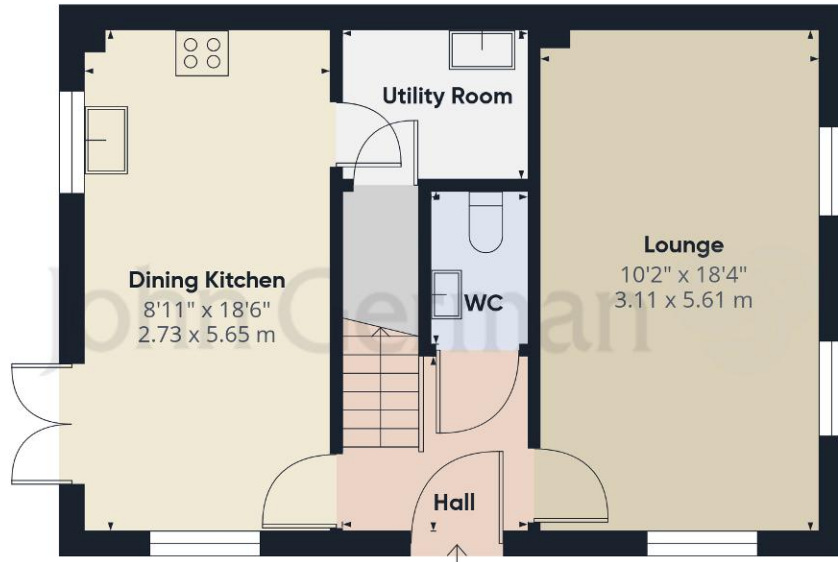
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04022026

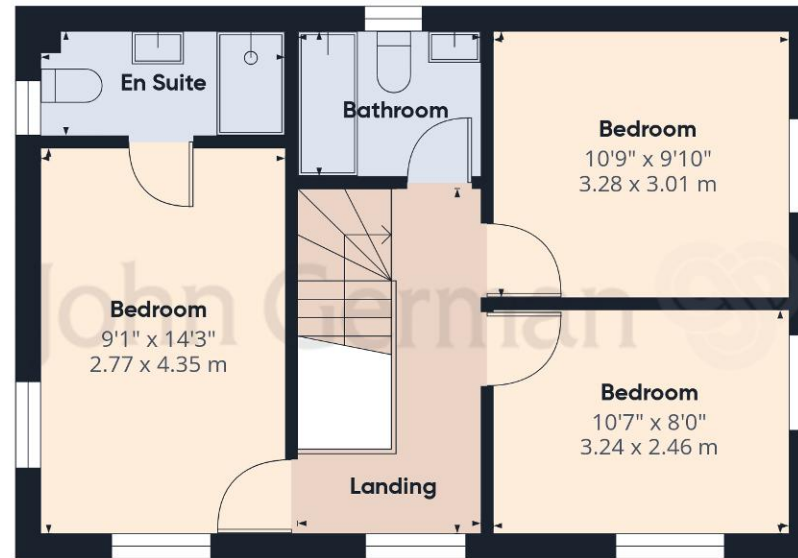
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary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



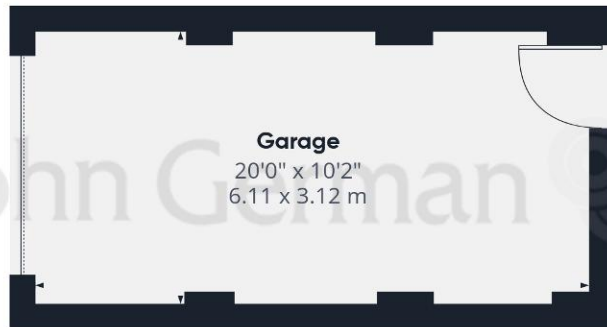




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1123 ft²

104.4 m²

(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.

GIRAFFE360



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.

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.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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