



40 Geoff Morrison Way, Uttoxeter, Staffordshire ST14 7SR
Price guide £530,000



Kevin Ford & Co. Ltd.
Chartered Surveyors, Estate Agents & Valuers

A rare opportunity to own this substantial, newly built home boasting an open aspect to the front & side elevation. Built and appointed to a high standard by Lioncourt Homes and further enhanced by the current owner. Kevin Ford's recommend internal inspection to appreciate its exact position on the edge of the development, layout and design. To the ground floor the property offers an entrance hall with guest cloakroom, access into the spacious lounge and separate sitting/family room. The entertainment kitchen is certainly the hub of the home offering a beautiful range of fitted units, built in appliances and enough space for a dining area with patio doors opening out onto the rear garden. To finish there is an additional utility room and handy storage cupboard. Stairs rise to a larger than average landing area with access to all FIVE bedrooms where the Master & Second Bedroom have built in wardrobes and en-suite facilities, and a family bathroom with four piece suite. Externally the house is set within an exceptional plot overlooking open fields benefiting from a sweeping driveway, detached double garage and landscaped gardens. Located adjacent to the Bramshall Road park, schools and the town centre with its wide range of amenities are in close proximity including several supermarkets and independent shops, public houses and restaurants, coffee shops and bars, doctors, multiscreen cinema and a modern leisure centre. The A50 dual carriageway is also easily approached linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.



The Accommodation Comprises

Entrance Hall

13'10" x 8'11" (4.22m x 2.72m)

Entrance is via a composite front entrance door which opens into the welcoming hallway, benefiting from an under stairs storage cupboard, a further built in cupboard, radiator and tiled floor. Double doors open into the Lounge.

Cloakroom

5'8" x 3'3" (1.73m x 0.99m)

The guest cloakroom offers a white suit having a wash hand basin with vanity unit under, a low flush WC and radiator. The tiled floor continues through from the hallway.

Spacious Lounge

20'11" x 15'1" (max) (6.38m x 4.60m (max))

The formal lounge offers great family living space having a modern wall mounted electric fire, two radiators and a UPVC window overlooking the front elevation and open aspect. Double UPVC patio doors open out onto the garden.

Open Plan Entertainment Kitchen

24'0" x 13'4" (7.32m x 4.06m)

Having quartz worktops with a range of base units below incorporating both drawers and cupboards, a matching range of high gloss fronted wall mounted units. With an inset six ring gas hob with stainless steel extractor hood above, two Hotpoint built-in electric ovens. Inset one and a half bowl single drainer stainless steel sink unit with butler tap integrated dishwasher, fridge & freezer. With tiled walls, radiator and plenty of space for additional appliances. Having a large picture window, two further side windows and ample space for a good sized table. Patio doors open out onto the patio area. The room is finished with a tiled floor and inset spot lighting.

Utility Room

7'8" x 6'0" (2.34m x 1.83m)

The utility is a miniature version of the kitchen offering plumbing and space for an automatic washing machine, vent for tumble dryer and an inset stainless steel sink unit with mixer tap. There are quartz work tops and two double wall units. The floor is tiled and the room has a radiator and rear entrance door.

Reception Room

13'0" x 12'0" (3.96m x 3.66m)

A flexible room offering a radiator and a UPVC window.

First Floor

Stairs rise from the entrance hallway giving access up to the:

Landing

The landing provides access up to the roof void, an airing cupboard off containing the hot water cylinder and a radiator.

Master Bedroom Suite

19'8" (max) x 17'7" (5.99m (max) x 5.36m)

Offering its very own en-suite facilities, this master bedroom is spacious with a range of built in wardrobes having mirrored doors, a radiator and UPVC window.

En-Suite

5'4" x 5'9" (1.63m x 1.75m)

The En-Suite offers a fully tiled shower cubicle with plumbed in shower, a wash hand basin with vanity storage under, a low flush WC and chrome feature towel radiator. There is inset spotlighting and a privacy UPVC window.

Guest Bedroom Suite

12'6" x 12'3" (3.81m x 3.73m)

With built in double wardrobe and mirrored doors, radiator and UPVC window.

En-Suite

5'4" x 4'10" (1.63m x 1.47m)

The En-Suite again offers a fully tiled shower cubicle with plumbed in shower, a wash hand basin, a low flush WC and chrome feature towel radiator. There is inset spotlighting and a privacy UPVC window.

Bedroom Three

10'10" x 12'0" (3.30m x 3.66m)

Radiator & UPVC window.

Bedroom Four

9'10" x 11'0" (3.00m x 3.35m)

Radiator, UPVC window.

Bedroom Five/ Office

7'9" x 12'9" (2.36m x 3.89m)

Radiator, UPVC window.

Family Bathroom

8'4" x 8'7" (2.54m x 2.62m)

Luxury Suite with a panel in bath and mixer tap, separate fully tiled shower cubicle, wash hand basin and low flush WC. There is a chrome towel radiator, UPVC window and inset spot lighting.

Outside

The property sits within a substantial plot fronting onto views of the open countryside. Accessed via a private block paved driveway the property offers an abundance of parking space and leads up to a Detached Double Garage (see below). A paved pathway allows pedestrian access up to the properties entrance door.

The rear garden is fully enclosed which is made up of a larger than average lawned garden ideal for the kiddies to play and an extensive paved patio area. Located at the top corner of the garden is a further glass enclosed patio area which is a great space to place a hot tub to enjoy this beautiful private setting. The garden is enclosed by timber panelled fencing to the sides and a feature brick wall with LED strip lighting.

Detached Double Garage

19'7" x 20'4" (5.97m x 6.20m)

Having 2 metal up and over doors, light and power. There is also a side courtesy door.

Services

All mains services are connected. The Property has the benefit of GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Tenure

We are informed by the Vendors that the property is Freehold, but this has not been verified and confirmation will be forthcoming from the Vendors Solicitors during normal pre-contract enquiries.

Viewing

Strictly by appointment through the Agents, Kevin Ford & Co Ltd, 19 High Street, Cheadle, Stoke-on-Trent, Staffordshire, ST10 1AA (01538) 751133.

Mortgage

Kevin Ford & Co Ltd operate a FREE financial & mortgage advisory service and will be only happy to provide you with a quotation whether or not you are buying through our Office.

Agents Note

None of these services, built in appliances, or where applicable, central heating systems have been tested by the Agents and we are unable to comment on their serviceability.







Plots 33 & 34



Plots 33 & 34

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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