

# Holly Road

Uttoxeter, Staffordshire, ST14 7ND



Individually designed and built family sized home with well-proportioned accommodation situated on a well regarded road within easy reach of local amenities, schools and the town centre.

£365,000

John German 

Providing well-balanced and generous family sized accommodation, internal inspection of this well-maintained home is strongly recommended to appreciate its dimensions and layout, condition and position.

The property is situated in easy reach of local amenities including schools and convenience shops including a Tesco Express mini supermarket. The town centre and its wide range of amenities are also closeby including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, modern leisure centre, train station and a multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - An enclosed porch has a part obscure glazed door and side light leading to the impressive and spacious hall where stairs rise to the first floor and doors lead to the good-sized ground floor accommodation.

The large lounge extends to the full width of the property having a focal fireplace, front facing window and wide patio doors to the rear garden.

On the opposite side of the hall is the second reception room which can be used as a sitting room or formal dining room, depending on requirements.

The fitted kitchen has an extensive range of base and eye level units and an island with work surfaces and inset sink unit set below the rear facing window, fitted hob with extractor over, a built-in oven plus an integrated dishwasher and full height fridge. Part glazed double doors lead to the extremely useful utility room which has a fitted work surface and space for appliances, French doors opening to the rear garden and a door to the garage.

Completing the ground floor is the fitted shower room which has a modern white suite incorporating a double shower cubicle, with complementary tiled splash backs.

To the first floor the spacious landing has a built-in airing cupboard and front facing window plus doors opening to the four good-sized bedrooms each able to accommodate a double bed and the master bedroom has fitted wardrobes to one side. Finally there is the fitted family bathroom that has a white three-piece suite incorporating a panelled bath.

Outside, to the rear timber decking with railings extends to the full width of the property providing a pleasant entertaining area leading to the garden which is mainly laid to lawn with borders enclosed to three sides and enjoying a degree of privacy as the property backs onto bungalows.

To the front a tarmac driveway provides ample off-road parking for several vehicles leading to the garage with an up and over door and power.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

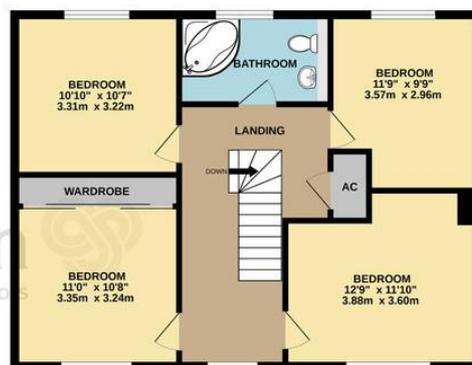
**Our Ref:** JGA/170222022

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**John German**

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

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