

# West Acres

Kingstone, Uttoxeter, ST14 8QH



Deceptively spacious detached home with extended family sized accommodation and a good sized rear garden backing onto fields. Located in a popular village and within walking distance to its amenities.

£410,000

John German 

Situated towards the edge of Kingstone, viewing of this deceptively spacious chalet style family home is strongly recommended to appreciate its size and layout providing versatility and its lovely rear garden that backs onto fields and enjoys far reaching views.

The lovely village provides a range of amenities including the popular Shrewsbury Arms public house and restaurant, Talbot first school, active village hall, church and The Manor Golf Club. Several walks through the beautiful surrounding countryside are also on the doorstep. The town of Uttoxeter is only a short drive away providing a wide range of amenities and access to the A50 dual carriageway linking the M1 and M6 motorways.

Accommodation - A composite part obscure double glazed entrance door opens to the hall where stairs rise to the first floor with storage beneath and doors lead to the well proportioned ground floor accommodation.

The fitted kitchen is positioned to the front of the home having a range of base and eye level units with work surfaces and breakfast bar, inset Belfast style sink set below the window, space for an electric cooker with an extractor over, integrated dishwasher and space for an American style fridge freezer.

A part glazed door opens to the impressive extended lounge dining room, the dining area having a focal log burner set in the chimney breast and part glazed double doors returning to the hall while the lounge area has French doors with side panels opening to the rear.

An additional separate reception room ideal as a study, family room or play room is positioned to the front of the property.

Completing the ground floor space is the useful laundry room/porch which has plumbing for a washing machine and further appliances, wide sliding patio doors to the side and a door to the guest's WC.

To the first floor the landing has built in storage cupboards and a skylight providing natural light with doors leading to the five bedrooms and the fitted family bathroom which has a modern white three piece suite incorporating a panelled shower with an electric shower and glazed screen above.

The rear facing master bedroom enjoys a pleasant outlook and skylights provide further light. It has the benefit of a walk in wardrobe and its own en suite WC.

Outside - To the rear adjoining the lounge French doors is a timber decked seating area enjoying a good degree of privacy. A gate leads to the good sized enclosed garden which is predominantly laid to lawn enjoying privacy and views over the surrounding fields. An additional decked entertaining area with pergola is positioned to take advantage of the sun and the views. There is also a potting shed and fruit bearing trees and bushes including pear, cherry, apple, plum, blueberry, blackcurrant and gooseberry.

To the front timber five bar gates open to an enclosed gravelled driveway providing off road parking extending towards the rear of the property where lies a detached double garage with an electrically operated American style sectional door, power, light and a personal door.

what3words: ranges.juggles.poetry

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

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

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

**Our Ref:** JGA/29032023

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











Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   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

#### 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 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent