

Plot 185, 139 Dowling Road

Uttoxeter, ST14 8WB

John
German






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£375,000



The Kitham - Superbly planned and appointed new build detached executive style home providing spacious family sized accommodation with four double bedrooms. Situated on this popular Taylor Wimpey development.

Internal inspection and consideration of this attractive brand new family home is highly advised to appreciate its spacious and well planned accommodation including an open plan living dining kitchen with integrated appliances, total accommodation extending to approximately 1500 sq.ft and its exact position enjoying a south facing garden.

Built by Taylor Wimpey Homes and situated on their new development set off Abbots Bromley/Stafford Road providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well regarded three tier school system, train station, doctors, modern leisure centre and other gyms plus 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 - A composite part obscure double glazed entrance door and side panel opens to the welcoming hallway providing an impressive introduction to the home with stairs rising to the first floor and a useful built in double doors/store cupboard. To the front of the property is a well proportioned lounge with dual aspect windows providing light. Pocket sliding doors open to the hugely impressive open plan living dining kitchen providing the real hub of this family home with space for both dining and soft seating, enjoying an abundance of natural light provided by wide French doors and windows leading to the south facing patio and garden. The kitchen area has an extensive range of base and eye level units with work surfaces and inset sink unit, fitted gas hob with extractor hood over, built in double oven and further integrated appliances including a dishwasher, fridge freezer and washer dryer.

A recess has a further part glazed door leading to the rear garden and further doors leading to the fitted downstairs WC and to the good sized garden.

To the first floor the extremely pleasant landing has a front facing window plus built in storage and doors leading to the four double bedrooms, the spacious master having the benefit of a superior en suite shower room and complementary tiled splash backs.

Completing the accommodation is the superior family bathroom which has a white suite and complementary tiled splash backs.

Outside - To the rear a paved patio leads to the enclosed south facing garden with panel fencing and walls. Gated access leads to the front where there is lawn witharked borders containing a variety of shrubs. A double width driveway provides off road parking leading to the good sized garage which has an up and over door, power and light plus the wall mounted combination central heating boiler.

Please note: We are advised there will be an annual charge of approx. £132 for the maintenance of communal areas.

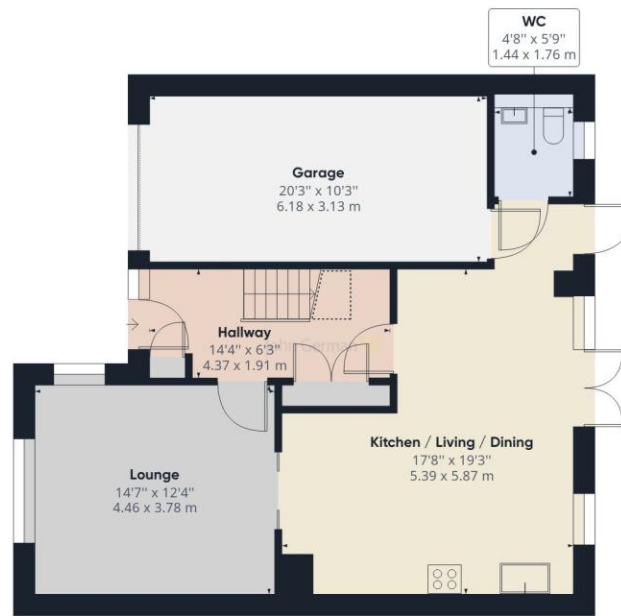
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

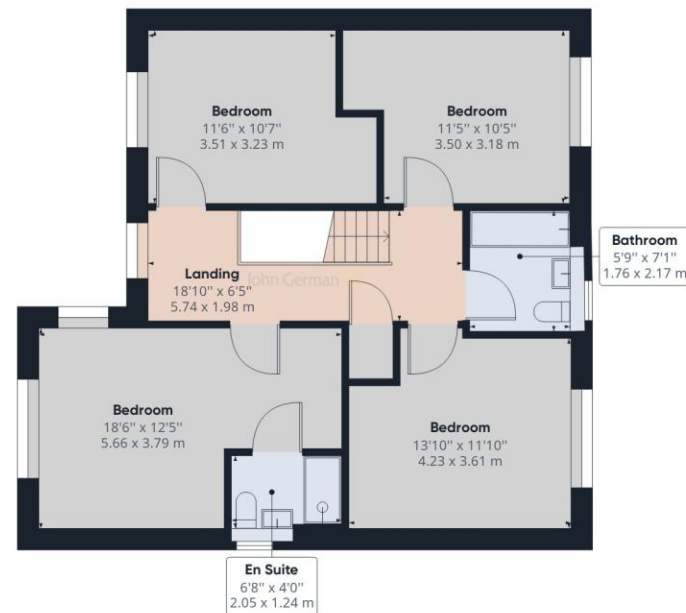
Our Ref: JGA/22052023







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1667.36 ft²

154.90 m²

Reduced headroom

18.38 ft²

1.71 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

Score	Energy rating	Current	Potential
92+	A		92 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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