

# Oakover Close

Uttoxeter, ST14 8XZ

John   
German





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£525,000

An executive detached family home situated within a highly desirable location within Uttoxeter.



DRAFT DETAILS John German are proud to offer this fabulous family residence and strongly advise to view to appreciate its layout and room sizes, presentation and most notably its delightful position within the highly regarded Demontfort development. Situated towards the edge of town yet still within walking distance to its centre and wide range of amenities include several supermarkets, independent shops, pubs and restaurants, coffee houses and bars, school, train station, modern leisure centre 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. For Local schooling this property falls into the catchment area for Picknalls First School and for secondary education its Thomas Alleyne's High School.

The property has the benefit of solar panels and a solar battery.

Internally the property comprises of a welcoming porch with door opening into the hallway where stairs rise to the first floor and doors lead to the ground floor accommodation and guest's WC.

The well-proportioned living room is situated at the front of the property with a uPVC double glazed bay window, two wall light points, a ceiling light point, carpeted flooring and chimney breast housing a gas fire. Double doors opening into the dining room with a bay window to the rear aspect and a door opening into the kitchen.

The heart of the home is the impressive open plan kitchen/diner fitted with a stunning range of two-tone wall and base units with tiled splashbacks and a selection of fitted kitchen appliances. There is a tiled floor flowing throughout the room, two ceiling light points, uPVC double glazed window to the rear aspect and sliding glazed doors leading into the sun room providing a third reception room with two Velux skylights, spotlights to the ceiling, laminate wooden effect flooring and uPVC double glazed patio door out to the rear garden.

Also off the kitchen is a useful utility which in turns provides access into the integral double garage.

To the first floor there is a generous sized galleried landing with doors off into the five bedrooms, the larger of the two benefiting from having their own en-suite shower rooms and fitted wardrobes. The three further well proportioned rooms share the family bathroom comprising a bath with shower attachment, sink, low level WC and obscured uPVC double glazed window to the side aspect.

The property sits on a generously sized plot, to the front is a lawned garden and block-paved driveway providing plentiful off road parking and access to the integral double garage. To the rear of the property is a generously sized lawn, a large patio seating area and a variety of plants, trees and shrubs.

**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.

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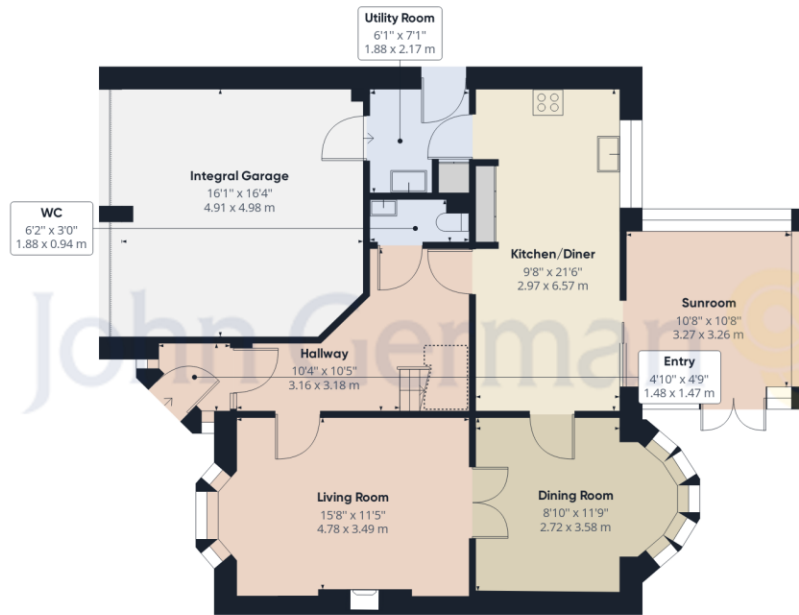
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07092023

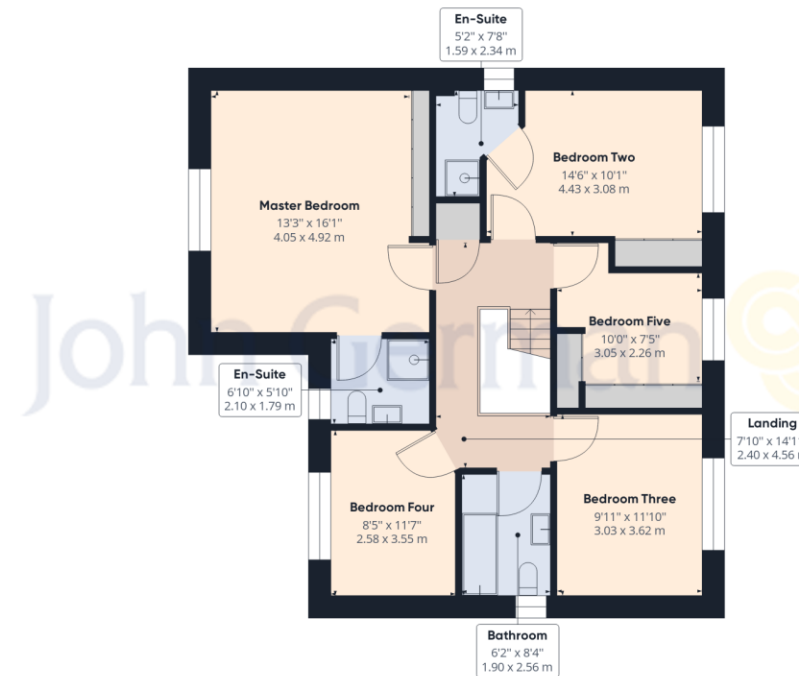
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2062.33 ft<sup>2</sup>

191.60 m<sup>2</sup>

**Reduced headroom**

12.69 ft<sup>2</sup>

1.18 m<sup>2</sup>

(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		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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