

Uttoxeter Road

Kingstone, Uttoxeter, ST14 8QH

John German





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£490,000

Beautifully presented and immaculately maintained modern style home providing deceptively spacious family sized accommodation, occupying a delightful plot backing onto fields in the heart of the highly popular village.



Internal inspection and consideration of this truly lovely family home is strongly advised to appreciate its superior condition, immaculate standard throughout, layout and most notably ground floor space, well tended gardens and far reaching views over fields to the rear.

Situated in the picturesque and desirable village of Kingstone within walking distance to amenities including the Talbot First School, The Shrewsbury public house and restaurant, active village hall, church and The Manor Golf Club. On the doorstep are also several walks through the surrounding countryside. Uttoxeter and its wide range of amenities is only a short drive away and the town of Rugeley and city of Lichfield are also within easy commutable distance.

A tiled canopy porch with a uPVC part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor having a useful understairs cupboard and doors leading to the spacious ground floor accommodation and the fitted downstairs WC.

The well proportioned lounge extends to the full depth of the home, having a focal log burner set on a granite hearth, feature wooden floor and a bay window to the front providing light. Wide French doors open to the brick base and uPVC double glazed constructed conservatory providing further living space with power, enjoying an outlook over the lovely garden and French doors opening to the patio.

The hugely impressive refitted dining kitchen has an extensive range of base and eye level units with granite work surfaces and inset sink unit set below the window overlooking the rear garden. There is an Esse electric range stove with an extractor hood over, integrated dishwasher and built in fridge freezer. Wide uPVC double glazed French doors open to the patio and garden and a part glazed door leads to the separate additional reception room, presently used as a formal dining room but equally adept to be used as a family room having dual aspect windows.

To the first floor, the landing has doors leading to the four good sized bedrooms. The rear facing master enjoys far reaching views over the surrounding countryside and has the benefit of a fully tiled fitted en-suite shower room. Completing the accommodation is the fully tiled fitted family bathroom having a white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above.

Outside to the rear, a paved patio provides a lovely entertaining area enjoying a degree of privacy, leading to the well tended good sized garden which is mainly laid to lawn with well stocked shaped borders, including a greenhouse and backing onto fields. There is an impressive and extremely pleasant summer house with power points and light, providing a lovely relaxing space or home office if desired with an adjoining shed. To the front is an equally well tended garden laid to lawn with well stocked borders and a beech hedge. A tarmac driveway with brick edging provides ample parking for several vehicles leading to the side of the property where there is a detached garage which has an up and over door, power, light and houses the oil fired central heating boiler. There is a door to the adjoining laundry room which has a Belfast style sink and space for appliances plus a personal door to the patio.

What3words: flick.blazed.sideline

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

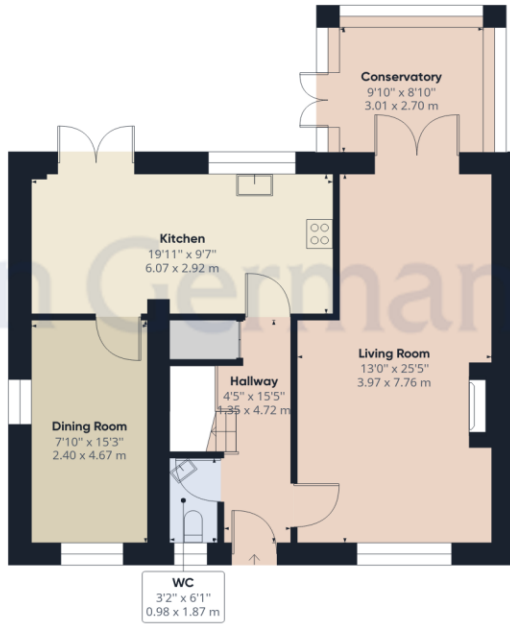
Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

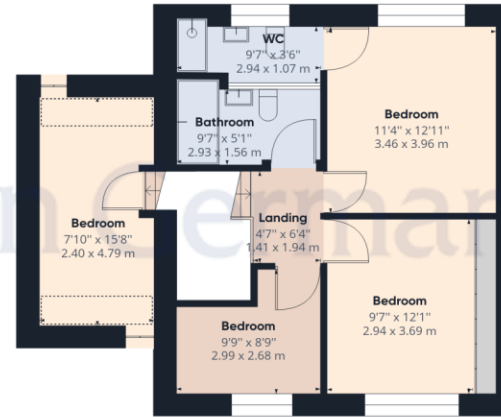
Our Ref: JGA/24082023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E



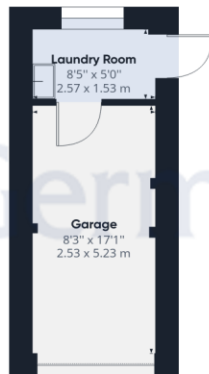




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1641.46 ft²

152.50 m²

Reduced headroom

29.72 ft²

2.76 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		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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