

Campion Way

Uttoxeter, ST14 7TB

John 
German





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£425,000

Extremely well maintained and tastefully presented modern executive style detached home providing generously proportioned and balanced family sized accommodation, occupying a lovely position on the highly sought after Barley Fields development.



For sale with no upward chain involved, internal inspection and consideration of this extremely attractive modern family sized residence is strongly recommended to appreciate its well planned and good sized accommodation, standard, condition, and its exact position enjoying a pleasant outlook to both the front and rear elevations. Built by Lion Court Homes in 2019, the property is in turnkey condition and must be viewed. Situated on the highly regarded and sought after development off Bramshall Road adjacent to the park, the town centre and its wide range of amenities are within easy reach including the three tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi screen cinema.

A traditional canopy porch with a composite part obscured double glazed entrance door opens to the extremely welcoming hall where stairs rise to the first floor with a useful cupboard below and quality doors open to the spacious ground floor accommodation and to the fitted guest cloakroom/WC. The generously sized lounge is positioned to the rear of the home having wide French doors giving direct access to the garden. To the front is a second separate reception room making an ideal study, sitting room or playroom, depending on your requirements.

On the opposite side of the hall is the hugely impressive, fitted dining kitchen which extends to the full depth of the home, having an extensive range of base and eye level units with fitted granite tops and breakfast bar, inset sink unit set below the window overlooking the garden, fitted gas hob with an extractor over and two built in electric ovens, plus an integrated dishwasher and fridge freezer. Additional light comes from the front facing window which enjoys a lovely outlook over the green space. Completing the ground floor accommodation is the fitted utility room which has base and eye level units and a granite top, inset sink unit and space for appliances, plus a part obscured double glazed door leading to the patio and garden.

To the first floor, the landing has a built in airing cupboard and access to the loft, plus quality doors leading to the four good sized bedrooms, two of which have fitted wardrobes and all enjoying a pleasant outlook, especially those to the front. The spacious master bedroom also has the benefit of a superior fitted en suite shower room having a modern three piece suite incorporating a double shower cubicle with a mixer shower over. Finally there is the superior family bathroom, also having a modern three piece white suite incorporating a panelled bath with a mixer shower and fitted glazed screen above, plus complimentary tiled splashbacks and half tiled walls.

Outside, a wide patio extends to the full width of the plot providing a pleasant entertaining area with a timber pergola outside the lounge French doors. This leads to the garden which is laid to lawn enjoying a degree of privacy, plus a further paved seating area at the bottom of the garden providing further entertaining space, enclosed to three sides by timber fencing with access to the side drive. To the front is a garden laid to lawn with a low level box hedge. A block paved driveway provides off road parking leading to the detached garage which has an up and over door, power points and light.

Please note, there is a small charge for the maintenance of communal areas of approximately £150 per annum. What3words: intrigued.engulfing.besotted

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

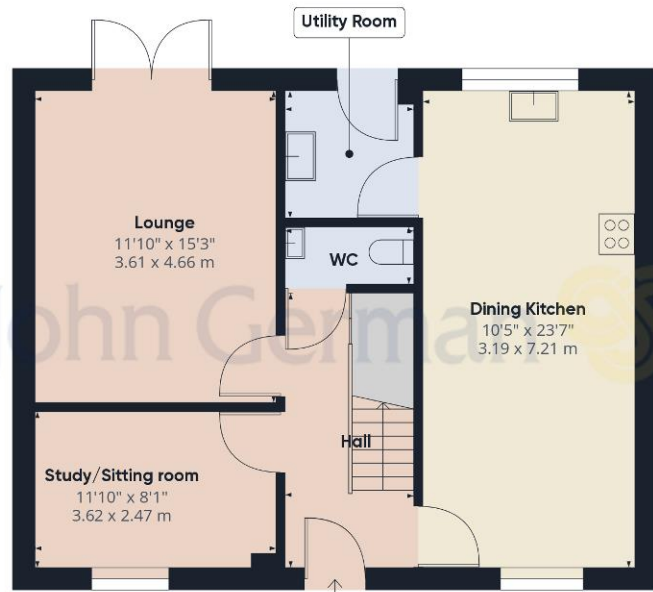
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

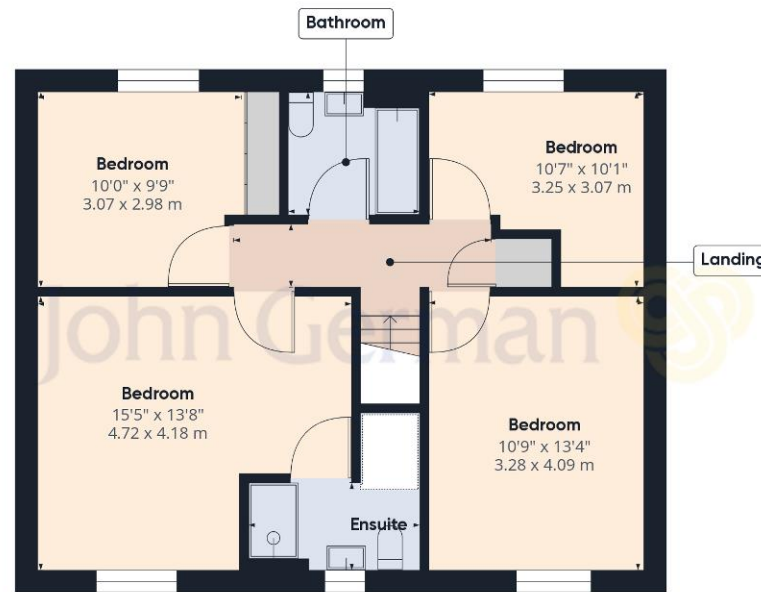
Our Ref: JGA/17112023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area¹⁰

1546.88 ft²

143.71 m²

Excluding balconies and terraces

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		94 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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