

Kingstone Road

Uttoxeter, ST14 8WH

John German





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£465,000

Beautifully presented and superior specification modern executive style detached home occupying a fabulous position on the edge of the popular Olive Park development.

Location, location, location! Or in this case - position, position, exact position! Occupying one of the most prominent positions on an extremely delightful plot on the edge of the development, viewing of this impressive family home built by David Wilson Homes in 2023 is essential to appreciate the superior condition, presentation and that position. The Exeter provides well proportioned family sized accommodation including an open plan living dining kitchen and four double bedrooms.

Situated on the very edge of the Olive Park development, the town centre and its wide range of amenities are closeby including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and 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 canopy storm porch with a composite part obscure double glazed entrance door opens to the welcoming hall providing an impressive introduction to the home with Karndean flooring, stairs rising to the first floor and doors to the ground floor accommodation plus the fitted downstairs WC that benefits from a built in cloaks cupboard.

To the front is the comfortably sized lounge having a useful under stairs cupboard and a walk-in bay window to the front providing natural light.

Positioned to the rear of the home is the well proportioned living dining kitchen which has a range of base and eye level units with work surfaces and inset sink unit having a water softener below, fitted gas hob with an extractor hood over, built in double oven and integrated appliances including a dishwasher, fridge freezer and wine fridge. A wide walk-in bay provides a feeling of extra space in the room with French doors opening to the patio and garden. Completing the ground floor space is the fitted utility room which has a range of units with worktops, space for appliances and a part double glazed door opening to the garden.

To the first floor the pleasant landing has a side facing window providing natural light, built in storage cupboard and doors leading to the four good sized bedrooms, each able to accommodate a double bed with the rooms to the front enjoying a pleasant outlook. The front facing master has the benefit of a superior en suite which has a white suite incorporating a double shower cubicle and complementary tiled splash backs.

Finally there is the impressive family bathroom having a white four piece suite incorporating both a panelled bath and a separate double shower cubicle again having complementary tiled splash backs.

Outside - To the rear a paved patio with iron railings leads to the enclosed garden which is mainly laid to lawn having space for both a shed and summerhouse plus gated access to the front.

To the front is a garden also laid to lawn with borders containing feature shrubs. A double width tarmac driveway provides off road parking leading to the garage having an up and over door, power points and light, and some plastered walls.

Please note: We are advised by the vendor that there will be a small charge for the maintenance of communal areas on the development of approx. £150 per annum.

what3words: recording.scream.officials

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

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

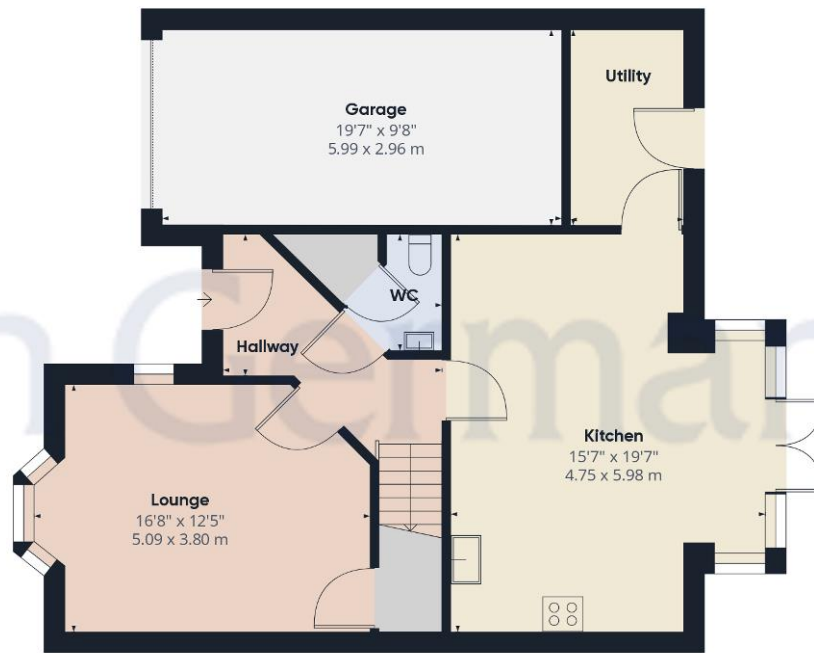
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

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

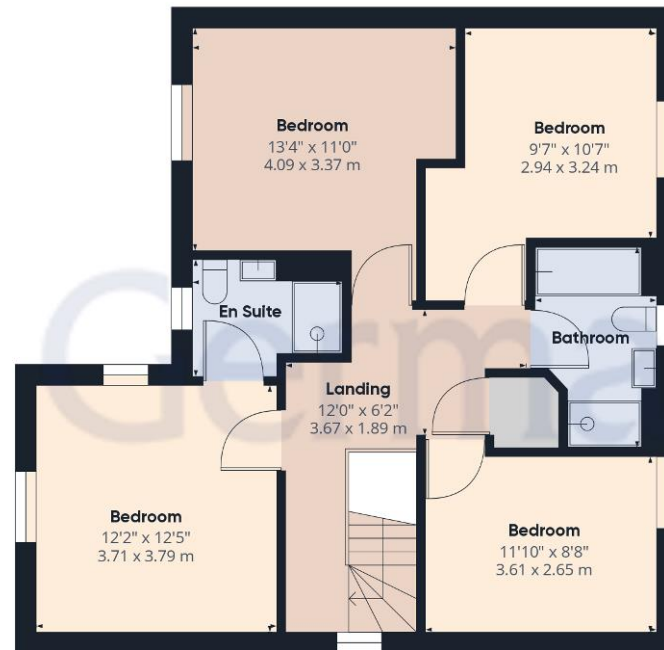
Our Ref: JGA/19022024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1584.93 ft²

147.24 m²

(1) 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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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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