

Holly Road
Uttoxeter, ST14 7NA

John German





Holly Road

Uttoxeter, , ST14 7NA

£425,000

Extremely well maintained and generously sized detached bungalow, with tastefully presented accommodation, occupying a delightful plot set back from the well respected road.



For sale with no upwards chain involved, internal inspection and consideration of this superb bungalow is strongly recommended to appreciate its room dimensions and layout, extending to over 1100 sq ft in total, impressive condition and work done by the current owner, which includes low maintenance aluminium guttering.

Occupying an extremely pleasant plot and position set back from the well regarded road, enjoying a degree of privacy within walking distance of local amenities including the Tesco Express mini supermarket, post office, grocery shop, hairdressers and butchers, also within easy reach of the town centre and its wide range of amenities.

Accommodation: A uPVC part obscured double glazed entrance door opens to the welcoming hall, providing an impressive introduction to the home, having security alarm system, built-in storage and a uPVC double glazed door leading to the rear garden plus doors to the well proportioned accommodation and the guest WC.

The lounge extends to the depth of the bungalow with a central focal fireplace having a coal effect gas fire and natural light provided by front facing window and wide sliding patio doors to the garden.

The excellently sized dining kitchen has an extensive range of base and eye level units, with work surfaces and inset sink unit set below the wide front facing window, space for a range stove with an extractor hood over, plumbing for a washing machine, and integrated appliances including a dishwasher and Neff fridge freezer.

A part glazed door leads to the lobby, which has built in cloaks cupboards/storage to one side, opening to the useful porch area which provides an ideal space to take off your shoes and coats, with a uPVC double part double glazed door and window to the front canopy porch. A further door opens to the laundry room, which could be used as a small study or sitting room if desired with direct access to the rear garden.

There are three good sized bedrooms, two of which can easily accommodate a double bed and both enjoying views over the rear garden, and the third bedroom benefitting from fitted wardrobes.

Completing the accommodation is the fully panelled shower room which has a modern white suite incorporating a double shower cubicle with an electric shower over.

Outside: To the rear, a westerly facing paved patio provides a pleasant seating and entertaining area, with steps leading to the garden laid to lawn, with well stocked beds and borders, and gated access to the front.

To the front is a garden laid to lawn with well stocked shrub borders.

A wide tarmac drive leads to the front of the home where there is ample off road parking for numerous vehicles, also access to the detached garage which has an up and over door, power points and light.

What.3. Words: Approvals.Prepare.Strict

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

Property construction: Traditional **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type: TBC

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 E

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

Our Ref: JG A19022024

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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1286.07 ft²

119.48 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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Agents' Notes

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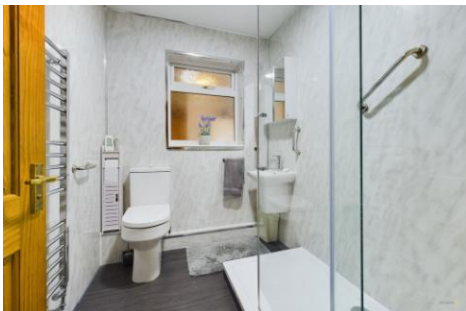
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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