

Amerton Place

Uttoxeter, ST14 7RA

John 
German





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£450,000

Attractive modern bay fronted executive style detached home providing spacious family sized accommodation set over three floors, set on a quiet private cul de sac on the edge of the town centre.



Built in 2014 by a renowned local builder, internal inspection and consideration of this extremely spacious family sized residence is essential to appreciate its room dimensions and layout (most notably the impressive living dining kitchen), condition and quality of standard plus its exact position combining peace and convenience.

Situated on a small private cul de sac set off Stone Road, the town centre and its wide range of amenities are on the doorstep including the well regarded three tier school system, several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, Bramshall Road park, the modern leisure centre and a multi screen cinema.

Accommodation - A storm porch with a part glazed entrance door and side light opens to the welcoming hallway providing a lovely introduction to the home having under floor heating which runs through the entirety of the ground floor, stairs rising to the first floor with a useful cupboard below and doors to the living space.

The generously sized lounge has a focal chimney breast and log burner set on a slab effect hearth and matching mantel and a wide walk-in bay window to the front.

To the rear and extending to the full width of the property is the heart of the home - the hugely impressive open plan living and dining kitchen providing ample space for both a dining suite and soft seating with potential to be configured as you wish, with a glazed roof light and bi-folding doors open out to the patio and garden. The superior kitchen area has an extensive range of base and eye level units with a matching island, fitted work surfaces and breakfast bar, inset sink unit set below a window, space for a gas range stove with a stainless steel splash back and matching extractor over plus an integrated dishwasher and fridge freezer. Doors return to the hall and to the fitted utility room which has a work surface with inset sink unit and cupboard beneath, space for appliances and a side facing window providing natural light. Doors lead to the garage and to the fitted downstairs WC which has a white contemporary two piece suite.

To the first floor the pleasant landing has dual aspect windows providing light and space for a reading/study area, built in storage and stairs rising to the second floor. Doors open to the three double bedrooms, the front facing master having a wide walk-in bay window, a built in double wardrobe and a luxury en suite shower room which has a contemporary suite incorporating a double shower cubicle with a mixer shower over.

Additionally there is a luxury family bathroom also having a contemporary suite incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

The second floor landing has doors leading to the two further bedrooms both also able to accommodate a double bed with double glazed skylights to the rear and eaves storage, bedroom four also has fitted wardrobes and the benefit of a luxury en suite shower room again having a white suite incorporating a double shower cubicle.

Outside - To the rear, a paved patio provides a pleasant seating and entertaining area with slate shale edging leading to the garden laid to lawn with borders, space for a shed and a further decked seating area. Gated access leads to the front that has a garden laid to lawn. A double width block paved driveway provides off road parking leading to the garage which has an electric up and over door, power and light plus direct access into the property.

Please note there is a small communal charge for the maintenance of shared areas of approximately £250 per annum.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

what3words: defenders.royal.universal

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 E

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

Our Ref: JGA/18032024

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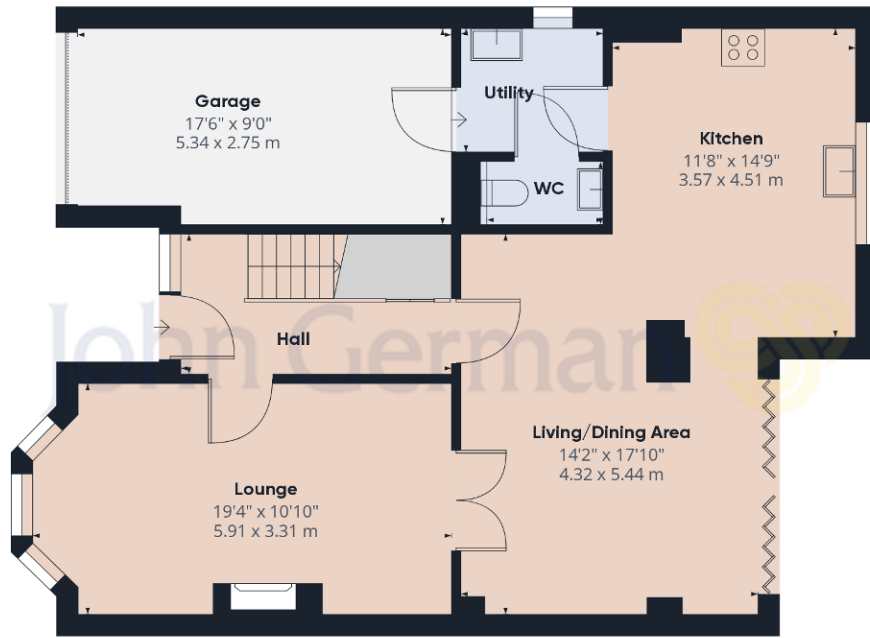




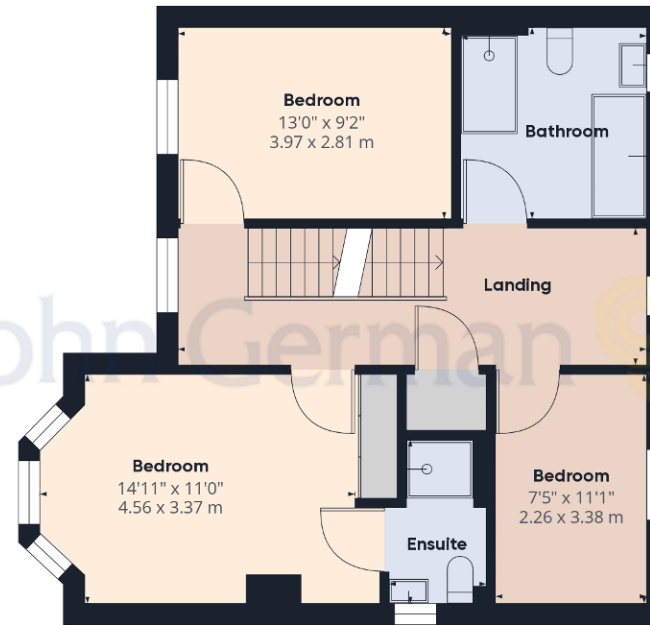




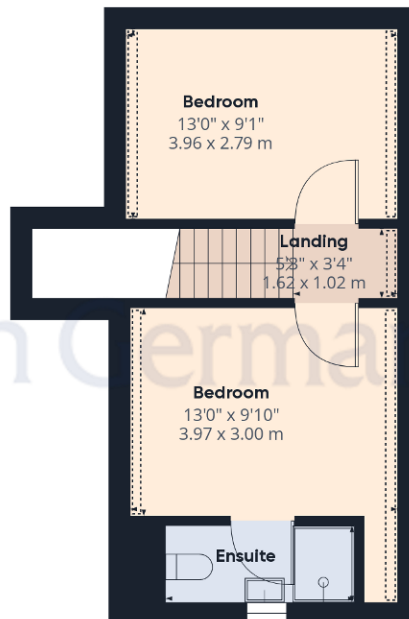




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1843.79 ft²


171.29 m²

Reduced headroom

22.73 ft²

2.11 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.



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		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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