

# 1 Cathedral Court

Holly Road, Uttoxeter, ST14 7FQ

John   
German





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Holly Road, Uttoxeter, ST14 7FQ

Guide Price £270,000

SITE OPEN EVENT - SUNDAY 9<sup>TH</sup> MARCH 10AM UNTIL 1PM

Exclusive small new development of six individually designed semi detached homes nearing completion that would suit a variety of buyers in a well regarded area of Uttoxeter.



Whether looking to move up or down the property ladder or for your first home, consideration and viewing of the hugely impressive showhome is imperative to appreciate the quality invested by the developer, room dimensions and layout including an open plan living kitchen with wide bi-fold doors to the southerly facing garden, their exact position and scope to personalise and 'make your own home' with choices available for floorings and landscaping. The expected completion of the road is approximately 10 to 12 weeks.

Situated in a well regarded and convenient area of Uttoxeter set back off Holly Road within walking distance to local amenities including the well respected three tier school system, the Tesco Express mini supermarket, open spaces and a public house. The town centre and its wide range of amenities are also within easy reach including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgeries, train station, modern, leisure centre and gyms plus the multi screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

### The Showhome

A storm porch with a composite and part obscure double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor. Quality light oak doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC which has a contemporary white suite and side facing window.

To the front is the cosy lounge ideal for relaxing after a hard days work!

The real hub of this home is the generously sized open plan living kitchen that extends to the full width of the property with wide bi-fold patio doors opening to the southerly facing garden. There is an extensive range of quality base and eye level units with worktops and breakfast bar, an inset sink unit looking out to the garden beyond, a fitted gas hob with an extractor hood over and an electric oven under and fully integrated appliances including a dishwasher, washing machine and fridge freezer. Additionally there is useful under stairs cupboard.

To the first floor the landing has a built in airing cupboard and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed, with the rear facing master benefitting from a superior en suite shower room having a white suite incorporating a double shower cubicle with a mixer shower over.

Completing the accommodation is the superior family bathroom also having a white suite incorporating a panelled bath with an electric shower and fitted glazed screen above.

Outside – To the rear a paved patio provides a delightful seating and entertaining area accessed via the wide bi-fold doors with a good sized artificial lawn beyond with a well stocked border and shed. Gated access leads to the front where there is a block paved double width driveway.

The asking price of this magnificent showhome is £270,000.

**What3words:** flirts.honey.situates

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

**Property construction:** Brick    **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/>

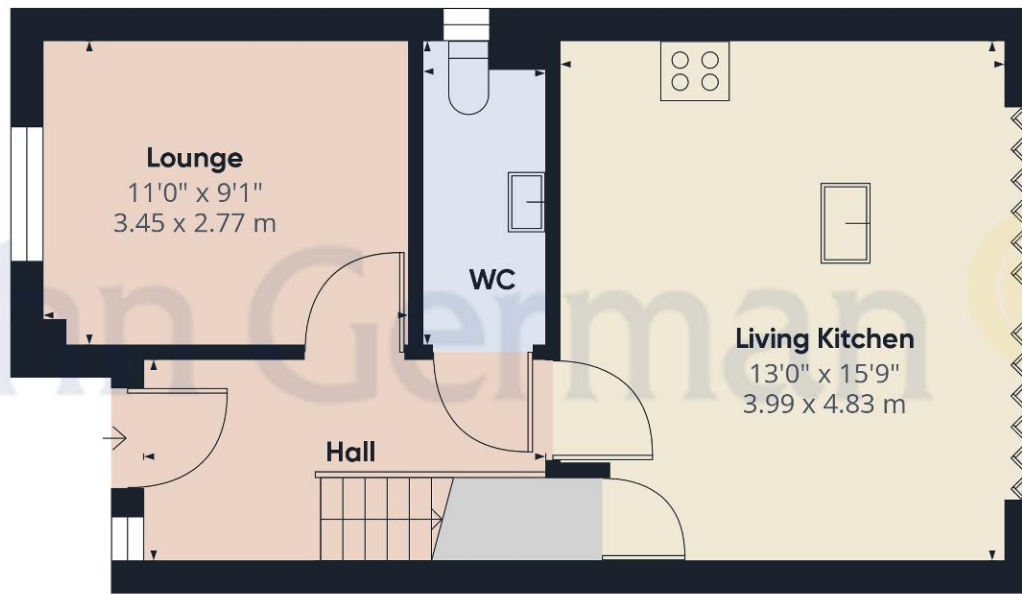
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

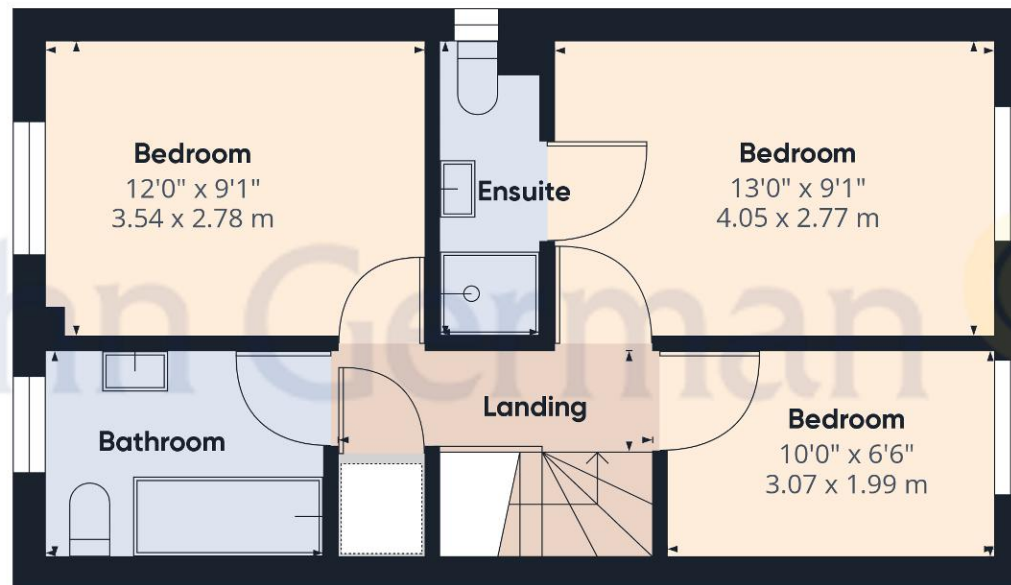
**Our Ref:** JGA/23072024







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

845.51 ft<sup>2</sup>

78.55 m<sup>2</sup>

(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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**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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Plot 4



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