

Ashbourne Road  
Uttoxeter, ST14 7BA



Attractive individually designed and built new home appointed to a high standard set back from the popular road, within walking distance to local amenities.

£245,000



John German 

Whether looking for your first home, moving up or down the property ladder for a lock and leave bolt hole or a buy to let investment, viewing and consideration of this impressive individual new home is highly advised. For sale with no upward chain involved, the property is finished to a high standard and is ready to move into.

Situated in a popular area within close proximity of local amenities including convenience shops (inc. Tesco Express mini supermarket), a public house and open spaces. The town centre with its wide range of facilities is also within easy reach as is the A50 dual carriageway.

A tiled canopy porch with a composite part obscure double glazed entrance door and side panel opens to the welcoming hall which has a lovely tiled floor and stairs rising to the first floor. Doors lead to the ground floor accommodation and the fitted guest cloakroom/WC.

The spacious open plan living dining kitchen extends to the full depth of the home having uPVC double glazed French doors opening to the patio and garden and a further window to the rear. The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, a fitted hob with an extractor hood over and electric oven under plus an integrated fridge freezer.

There is a useful under stairs laundry cupboard which has a fitted work surface with plumbing for a washing machine plus the wall mounted combination gas central heating boiler.

To the first floor the landing has a rear facing window providing natural light and a built in airing cupboard with a single radiator and light. The master bedroom has a front facing window and a fitted en suite bathroom having a white suite incorporating a panelled bath with a glazed screen above and complementary tiled splash backs. The second double bedroom has two front facing windows and the benefit of a fitted en suite shower room having a modern suite incorporating a double shower cubicle and again complementary tiled splash backs.

Outside - To the rear a paved patio leads to the enclosed garden laid to lawn with barked borders and gated access. To the front is a vehicular right of access leading to a block paved drive providing parking leading to the carport which has a light and leading through to the rear elevation where there is further parking/storage.

**what3words:** harmony.blues.direction

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Brick

**Parking:** Drive & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

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

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


**Our Ref:** JGA/05122024

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