

4 Cathedral Court

Uttoxeter, ST14 7ND



Brand new semi-detached home providing a blank canvas to finish as you wish, situated on a small and exclusive cul-de-sac development of only 6 homes.

£255,000

John German 

Take advantage to complete your purchase before the stamp duty changes in April 2025 and for sale with no upwards chain involved. Viewing and consideration of this attractive semi-detached home is essential, whether looking for your first home, moving up or down the property ladder, or for a Buy-to-Let investment.

'Sold as seen' enabling you to finish the home as you wish, with or without the input from the builder. The 'blank canvas' on offer is a newly built residence with a hugely impressive open plan living/dining kitchen having wide bi-fold doors, quality ensuite shower room, family bathroom and downstairs wc. Outside there will be block paved parking to the front and a paved patio in the enclosed rear garden, but then it's over to you to landscape as you'd like.

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.

Accommodation - 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 day's 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. The rear facing master benefits from a superior ensuite 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, leading to enclosed southerly facing garden with scope to landscape and plant as your heart desires.

Gated access leads to the front where there is a block paved double width driveway.

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: Mains 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/23122024

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