

# Kingstone Road

Uttoxeter, ST14 8WH

John   
German





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£449,000

Extremely attractive modern home providing well proportioned and immaculately maintained family sized accommodation including an impressive living/dining kitchen.

Built by renowned David Wilson Homes in 2023, this beautifully presented and maintained 'Exeter' design home provides excellent planned family sized accommodation incorporating a hugely impressive living/dining kitchen with a walk-in bay opening to the rear garden plus a separate lounge and four double bedrooms. Occupying a pleasant plot and position on the popular Olive Park development, benefitting from a double width drive and garage. The town centre with its range of amenities is within easy reach, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, modern leisure centre and the multi-screen cinema.

A canopy storm porch with a composite and part obscured double glazed entrance door opens to the welcoming reception hall providing a lovely introduction to the home having feature herringbone flooring, stairs rising to the first floor and doors leading to the generously sized accommodation, plus the guest cloakroom/WC which also has a useful understairs cupboard. The front facing lounge has a wide walk-in bay window and a further side facing window providing ample natural light. The heart of this home is the impressive living/dining kitchen providing ample space for both a dining suite and soft seating with a uPVC double-glazed walk-in bay to the rear, having French doors providing direct access to the patio and garden. The well-equipped kitchen area has a range of units with fitted worktops and an inset sink unit, tiled splashbacks, fitted gas hob with an extractor hood over, built in double electric oven, plus an integrated dishwasher and fridge freezer. Completing the ground floor space is fitted utility room having fitted work surfaces to two sides, plus base and eye level units, plumbing for a washing machine and space for a tumble dryer, plus a part double glazed door to the garden.

To the first floor, the lovely part galleried landing has a side facing window providing light, a built-in airing cupboard housing the pressurised hot water cylinder and doors to the four good size bedrooms, all of which are able to accommodate a double bed and furniture. The front facing master bedroom has dual aspect windows and a fitted en suite shower room having a modern three-piece suite incorporating a double shower cubicle with a mixer shower over. Finally, there is a superior family bathroom having a white four piece suite incorporating both a panelled bath and a separate double shower cubicle.

Outside to the rear, a paved patio with gravelled edging leads to the enclosed garden, which is laid to lawn, providing a blank canvas to landscape as you wish, with gated access to the front. To the front is a garden laid to lawn with well stocked shrub borders. A double width tarmac driveway provides off road parking, leading to the garage which has an up and over door, power and light.

**Agents note:** There is a small annual charge for the maintenance of the communal areas on the development.

**What3words:** relief.stands.stunning

**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:** Standard. **Parking:** Drive & garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

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

**Broadband and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

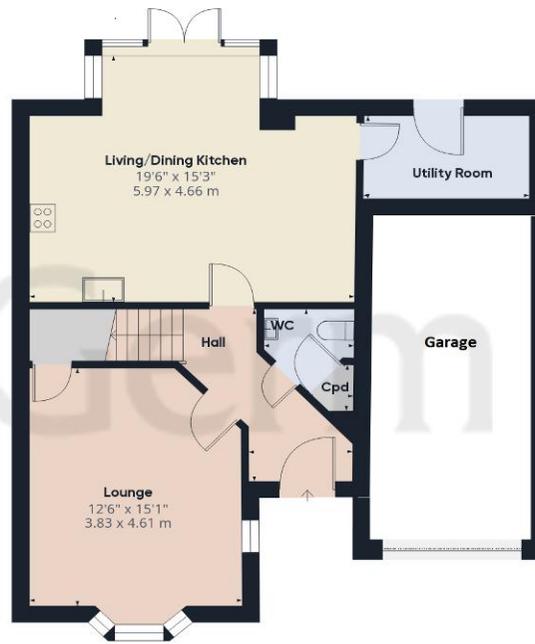
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

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

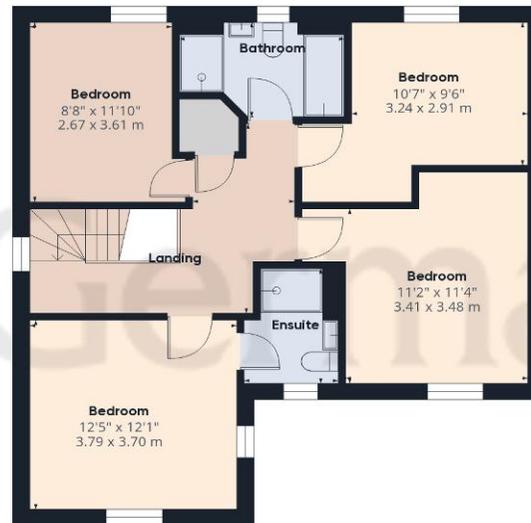
**Our Ref:** JGA/17022025







Ground Floor



Floor 1

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

1369.39 ft<sup>2</sup>

127.22 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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