

# Holly Road

Uttoxeter, ST14 7NY

John German









# Holly Road

Uttoxeter, ST14 7NY

£285,000

Extremely attractive traditional bay-fronted semi-detached home with extended ground floor accommodation, occupying a pleasant corner position on the highly regarded road within easy reach of the town centre and amenities.



Whether looking to make your first step onto the property ladder, or moving either up or down the market, internal inspection and consideration of this superb traditional home is essential to appreciate its retained character combined with its improved modern living accommodation. Benefitting from extended ground floor accommodation comprising an extended kitchen opening to the lovely dining room, and a garden/sitting room. Situated on the well regarded and sought-after road, providing easy access to local amenities and the town centre with its wide range of facilities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi-screen cinema.

The lovely entrance hall with its original parquet floor provides a welcoming introduction to the home, having a side facing window providing additional natural light, an original staircase rising to the first floor, and doors leading to the spacious ground floor accommodation and the downstairs wc. To the front is the comfortably sized lounge with its focal chimney breast and coal effect gas fire and surround, and a wide walk-in bay window allowing the natural light to flood in. The extended kitchen has an extensive range of base and eye level units with fitted worktops and an inset sink unit set below one of the dual aspect windows, a fitted electric hob with an extractor hood over, built-in electric oven and integrated appliances including a microwave, dishwasher and washing machine. A wide arch opens to the dining room which also has a focal chimney breast with fitted cupboards either side, and a log burner set on a slate effect tiled hearth, plus a further matching unit housing the integrated fridge/freezer. Completing the ground floor space is the delightful sitting/garden room, immersed in natural light provided by two double glazed skylights and wide French doors with side windows overlooking the rear garden, also providing direct access to the patio and garden.

To the first floor, the pleasant landing has a side facing window and access to the loft. Doors lead to the three bedrooms, two of which can easily accommodate a double bed and also benefitting from fitted wardrobes, with the front facing rooms both having bay windows. Completing the accommodation is the fitted family bathroom, having a modern white four piece suite incorporating both a panelled spa bath and a separate shower cubicle with a mixer shower over, plus a fitted airing cupboard housing the combination central heating boiler.

Outside, to the rear, a natural Indian stone paved patio provides a lovely seating and entertaining area leading to the enclosed low maintenance gravelled garden with well stocked borders containing a variety of shrubs and plants, and gated access to the driveway. To the front is a garden laid to lawn with gravelled beds and well stocked borders. A block paved driveway to the side of the property provides off road parking for several vehicles, leading to the detached garage which has timber double doors, power and light, a rear facing window and a personal door opening to the garden.

**What3words:** ///sunroof.access.fairway

**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 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 C

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

**Our Ref:** JGA/25092025









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1234 ft<sup>2</sup>

114.7 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## 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.

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

## 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		
69-80	C	70 C	75 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  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





