

Kingstone Road, Uttoxeter, Staffordshire, ST14 8WH
£269,950





This beautifully presented three-bedroom semi-detached property is situated within the highly sought-after David Wilson development in Uttoxeter. The home offers a spacious kitchen/diner alongside three well-proportioned bedrooms, making it ideal for modern family living. The ground floor accommodation comprises an entrance hallway, a comfortable living room, a kitchen/diner, and a cloakroom/WC.

To the first floor, there are three bedrooms, including a master bedroom with an en-suite shower room, in addition to a separate family bathroom. Externally, the property benefits from a double-length driveway providing ample off-road parking and a rear garden featuring a patio area for entertaining and a laid-to-lawn section, all enclosed by timber fencing.

Viewing is highly recommended through ABODE Estate Agents. Estate charges may apply.



Hallway

Upon entering the property, a composite front door opens into the hallway. The hallway is fitted with a central heating radiator, houses the consumer unit, and provides access to the ground floor accommodation.

Cloaks/W.C.

The guest cloakroom is fitted with a low flush WC and a pedestal wash hand basin with a mixer tap and tiled splashback. The room is finished with a central heating radiator and extractor fan.

Lounge

Situated at the front of the property, the lounge benefits from a UPVC double-glazed window that allows plenty of natural light. The room is fitted with two central heating radiators, a thermostat, TV aerial points, telephone ports, and also features a useful under-stairs storage cupboard.

Inner Hallway

The inner hallway provides access to the staircase rising to the first floor landing and is fitted with a smoke alarm and an internal door leading into the kitchen/diner.







Kitchen/Diner

Located at the rear of the property, the spacious kitchen/diner enjoys views of the rear garden through a UPVC double-glazed window and French doors. The kitchen is fitted with a range of matching base and eye-level cupboards and drawers with drop edge work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap, a four-ring stainless steel gas hob with extractor hood, an oven/grill, fridge, freezer, dishwasher, and washing machine. The room also benefits from a central heating radiator and houses the central heating combination gas boiler.

Landing

The first-floor landing provides access to all three bedrooms, the family bathroom, an airing cupboard and the loft.

Bedroom One

Bedroom one is positioned at the rear of the property and features two UPVC double-glazed windows, a central heating radiator, a TV aerial point, and a thermostat. The room also benefits from built-in fitted wardrobes with hanging rails, eye-level shelving with a door leading into the en-suite.

En-suite

The en-suite shower room comprises a three-piece suite including a low-level WC with continental flush, a wash hand basin with mixer tap, and a double shower cubicle with a shower and sliding glass screen. Additional features include an extractor fan, a shaving point, a heated towel radiator, and a UPVC double-glazed window to the side elevation.

Bedroom Two

Bedroom two is located at the front of the property and benefits from a UPVC double-glazed window and a central heating radiator.

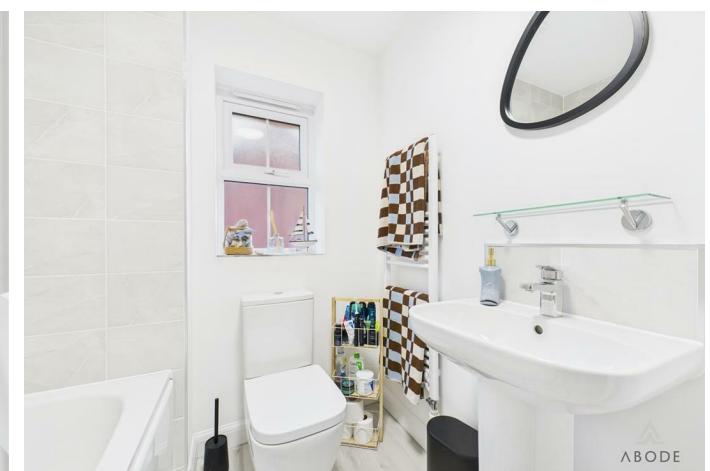
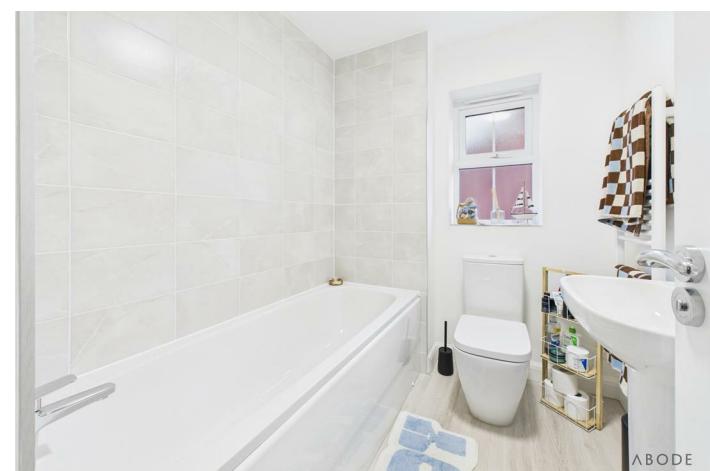
Bedroom Three

Bedroom three is also positioned at the front of the property and is fitted with a UPVC double-glazed window and a central heating radiator.

Family Bathroom

The family bathroom on the first floor is fitted with a three-piece suite comprising a low-level WC with continental flush, a wash hand basin with mixer tap and tiled splashbacks, and a bath with shower over. The room also features complementary tiling, a heated towel radiator, an extractor fan, and a UPVC double-glazed frosted window to the side elevation.









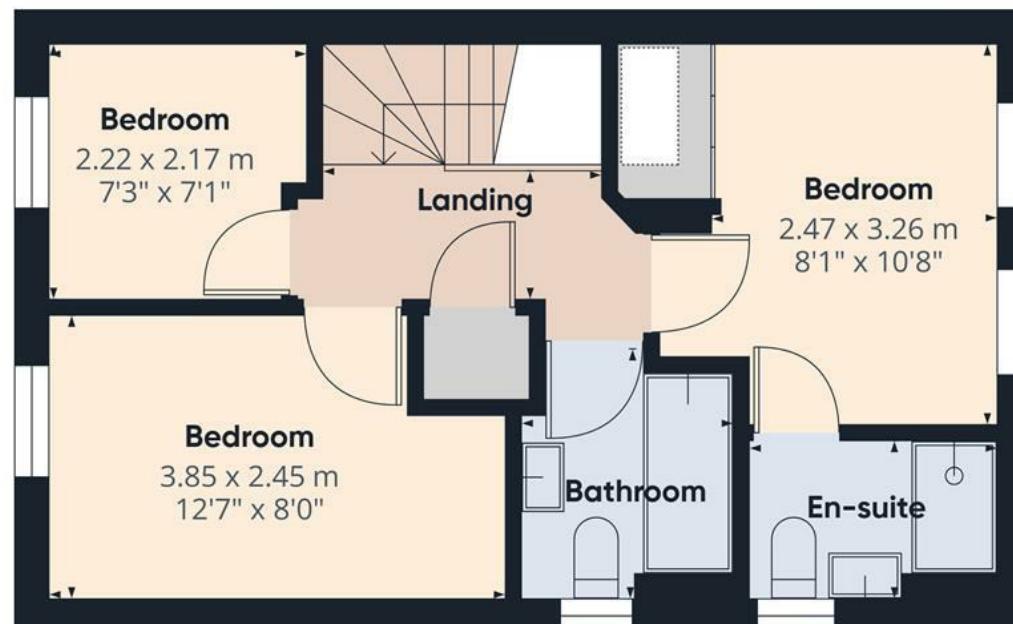


Approximate total area⁽¹⁾

69.9 m²

754 ft²

Floor 0

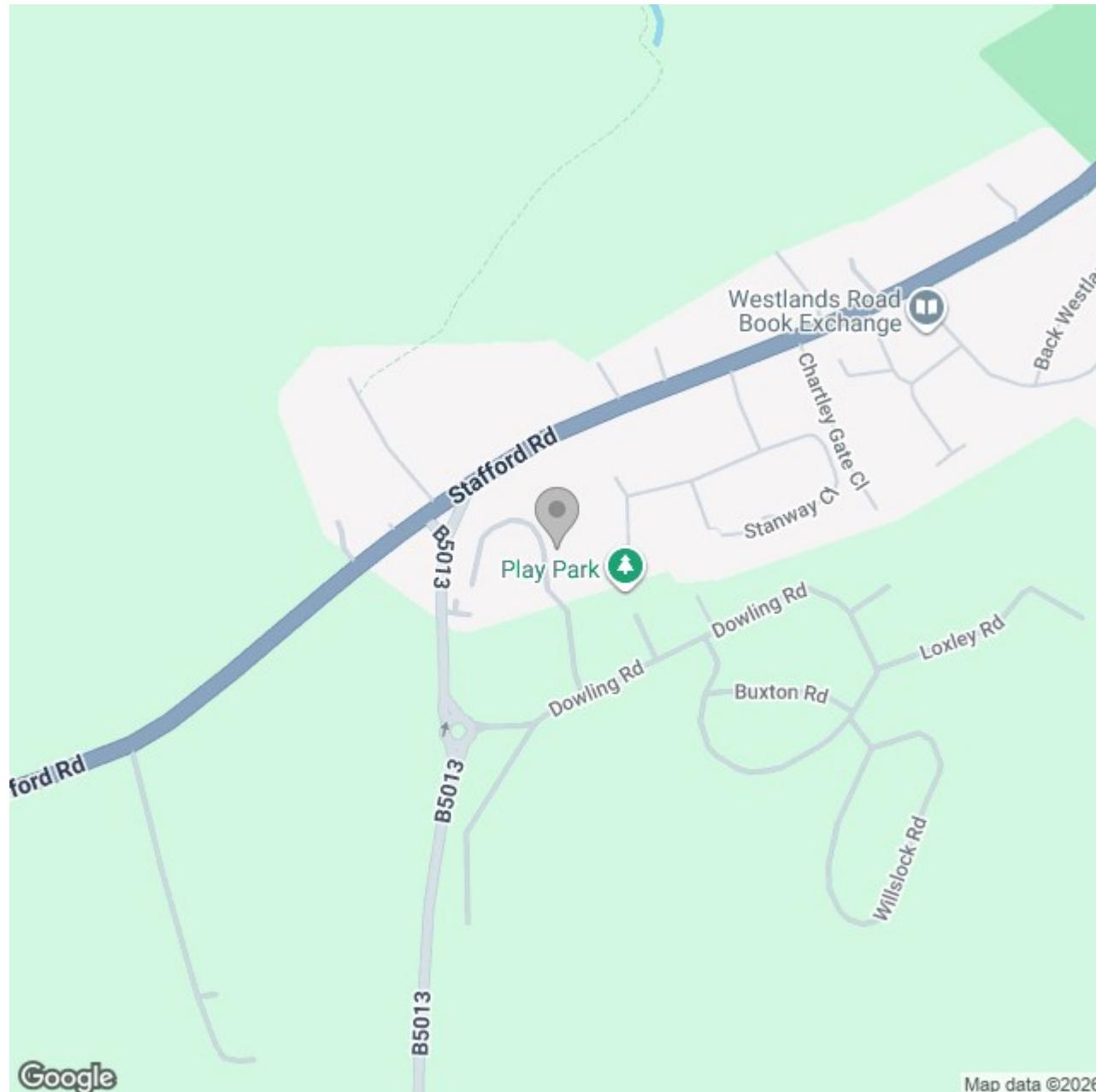


(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	