





**\*\* FOUR BEDROOM DETACHED \*\* VILLAGE LOCATION \*\* SPACIOUS PLOT \*\* GARAGE \*\***

Situated in a desirable location within the village of Bramshall stands this four-bedroom family home. Offered for sale no upward chain and vacant possession, early consideration and viewing of this spacious home is highly recommended to appreciate its size, standard and position. A brief internal description includes hallway, kitchen/diner, utility room, lounge, cloaks/WC, four bedrooms with master en-suite and separate family bathroom.

Offering proportional internal accommodation, gas central heating system and UPVC double glazing, the property lies within walking distance to the village amenities. The towns of Uttoxeter and Burton Upon Trent are within convenient reach, as is the A50 dual carriageway.

Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



## Hallway

With staircase rising to the first floor landing, complementary tiled floor throughout, central heating radiator, internal doors lead to:

## W.C.

With a UPVC double glazed, frosted glass window to the side elevation, complementary tiling to floor and wall covering, low-level WC, floating wash hand basin, coat hooks, central heating radiator.

## Kitchen/Diner

With UPVC double glazed windows to both front and side elevations, the bespoke kitchen features a range of high gloss, matching base and eyelevel storage cupboards and drawers with woodblock effect drop edge preparation worksurfaces and complementary tiling surrounding, a range of integrated appliances includes a stainless steel sink and drainer with mixer tap, five ring stainless steel hob with matching extractor hood, dishwasher, oven and grill, space for further freestanding white goods, useful under stairs, pantry cupboard with eye level shelving, complementary tiled flooring throughout, central heating, radiator, UPVC double glazed French doors leading to the rear garden, internal UPVC frosted door leads to:



## Utility Room

The property has been subject to a side elevation extension to create a useful utility space with a UPVC double glazed window to the front elevation and a UPVC double glazed frosted door leading to the rear, complementary tiled flooring throughout, matching high-gloss base level storage cupboards with woodblock effect drop edge preparation work surfaces and complementary tiling surrounding, plumbing space for undercounter white goods and space for freestanding appliances.







### Lounge

With UPVC double glazed sliding doors, leading to the rear garden, central heating radiator and the focal point of the room being the electric fireplace and TV aerial point.

### Landing

With access into loft space via loft hatch, cupboard housing the central heating combination BAXI gas boiler, door entries lead to:

### Master Bedroom

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, built-in triple wardrobe with sliding doors, entry leading to:



### En-suite

With a two piece suite, comprising of panelled air bath unit, pedestal wash hand basin, complementary tiling to wall coverings, central heating radiator, UPVC double glazed frosted glass window to the front elevation.

### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator.

### Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator, useful over stairs storage cupboard, comprising of hanging rails and shelving.



### Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a refitted, three-piece bathroom suite, comprising of low-level WC, with continental flush, pedestal wash hand basin with waterfall mixer tap, panelled bath units with electric shower over and tiling to both floor and wall coverings, central heating radiator and towel rail.

### Garage

With a UPVC double glazed frosted glass window to the side elevation, up and over garage door to frontage, consumer unit, base and eye level storage cupboards, with drop edge worksurface and gas meter.

### Outside

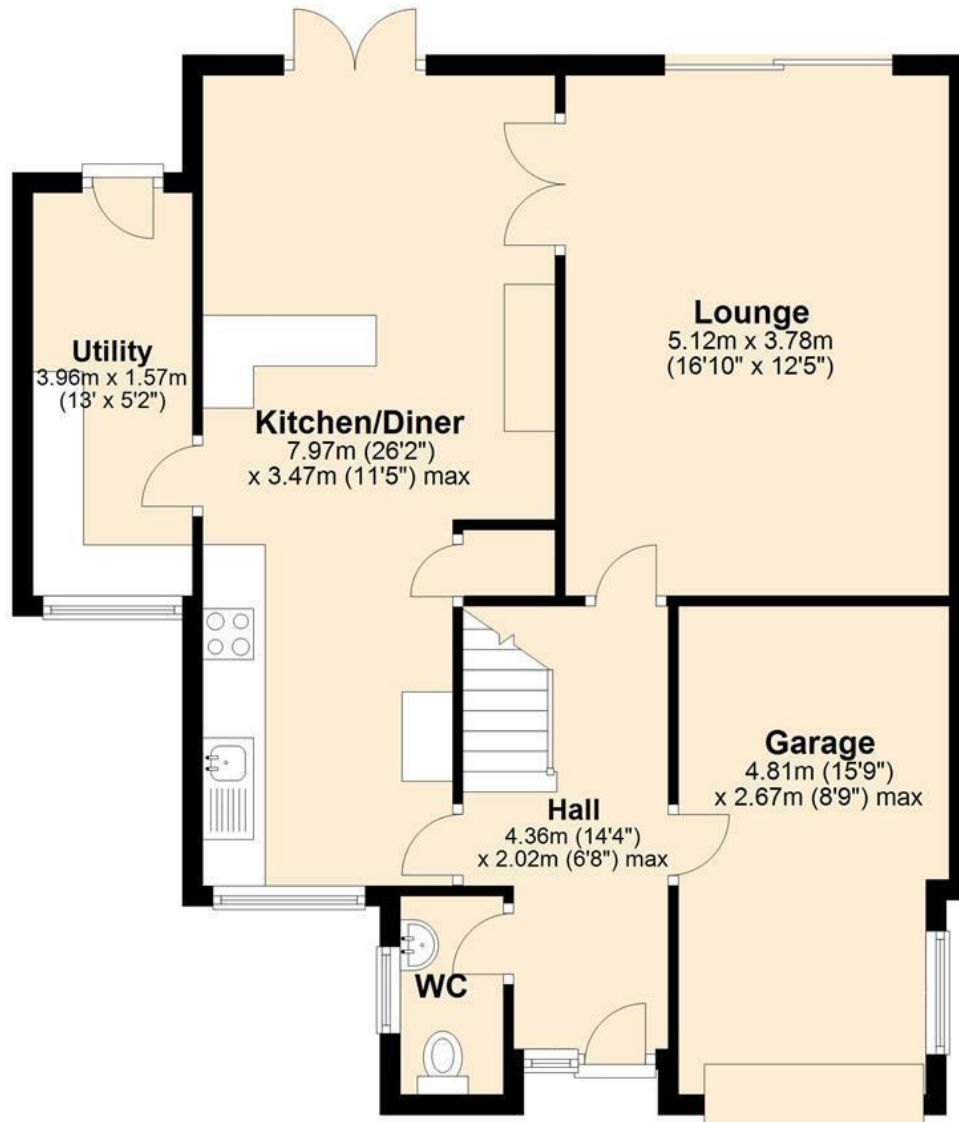
The property has a spacious tarmac driveway providing ample off-road parking with turning circle and a foregarden which is mainly laid to lawn. The property frontage has an outside tap, with side entry leading to the side access and an ideal space for wheelie bin storage. The rear of the property is south facing, allowing for ample all day round sun. To the rear elevation is a landscaped Indian stone paved patio area surrounding the width of the property. The majority of the garden is laid to lawn throughout, featuring various mature plants and shrubs to the perimeter enclosed by timber fence panels and concrete posts throughout. Situated to the corner of the plot is a hardstanding base with a timber built garden storage shed with pitched roof.





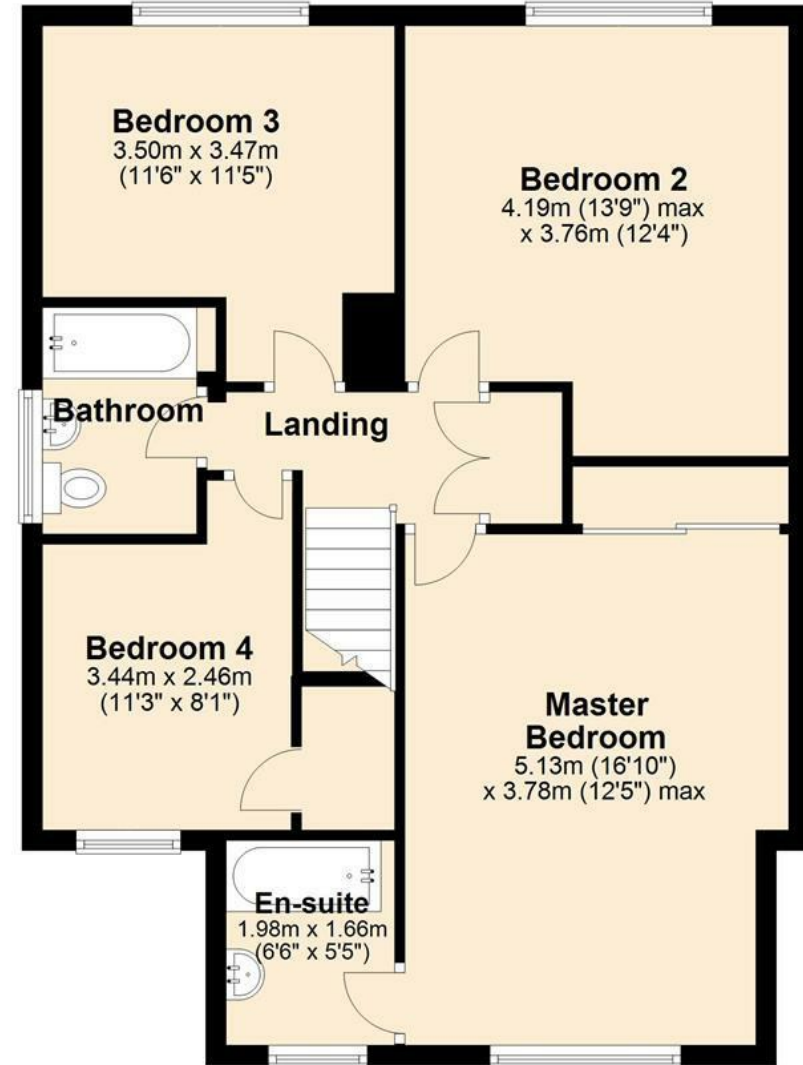
## Ground Floor

Approx. 75.1 sq. metres (808.7 sq. feet)

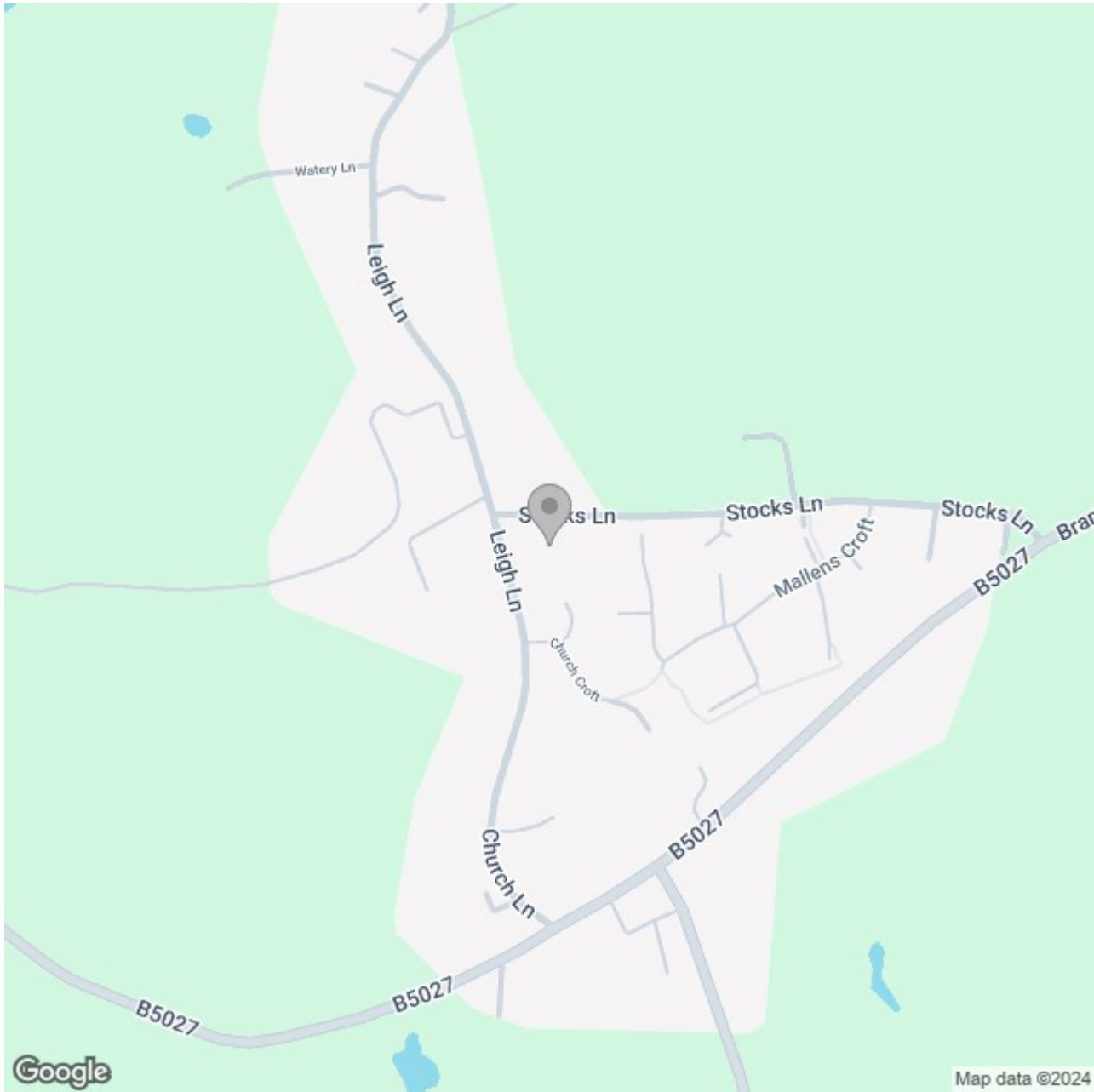


## First Floor

Approx. 72.7 sq. metres (782.3 sq. feet)







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	