







**MUST BE VIEWED. \*\* SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME WITH EN-SUITE AND BEAUTIFUL LANDSCAPED REAR GARDENS \*\* GARAGE \*\* WIDE DRIVEWAY \*\***

Tucked away in Bramshall Meadows on the outskirts of Uttoxeter, this inviting three-bedroom semi-detached residence offers easy access to the A50, connecting to the M1 and M6, as well as Uttoxeter train station. Bramshall Meadows facilitates smooth commuting to Derby, Stoke, and Stafford.

The property boasts a thoughtfully designed layout, featuring a hallway, a lounge, an open-plan kitchen/diner, utility room, cloaks/WC, landing, three bedrooms, including a master bedroom with en-suite facilities, and a separate family bathroom. Outside, the rear gardens are private, low maintenance and provide a delightful backdrop, while a tandem triple-length driveway ensures parking for up to three vehicles and leads up the detached garage.



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

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## Hallway

With a composite front door leading into, staircase rising to the first floor landing, to include Nest thermostat/heating system, distribution board, central heating radiator, doorbell chime, smoke alarm, internal door leading to:

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, useful stairs storage cupboard, telephone point, TV aerial point, and opening leading to to:

## Kitchen/Diner

With UPVC double glazed French doors leading to the rear garden, the kitchen features a range of matching high gloss base and eye level storage cupboards and drawers with drop edge preparation, work surfaces and complementary tiling surrounding. Range of integrated appliances include a four ring stainless steel gas hob with matching extractor hood, oven/grill, further space for freestanding white goods, central heating, radiator and smoke alarm. Door leads to:

## Utility Room

With plumbing space for freestanding undercounter white goods, drop edge preparation work surfaces, extractor fan, central heating radiator, overhead loft hatch leading to a useful storage space, composite double glazed rear entry door, internal door leading to:



## Cloaks/WC

With a UPVC double glazed frosted glass window to the side elevation, low level WC with continental flush pedestal wash hand, basin with mixer tap and tiled splashback, central heating radiator and central heating combination gas boiler.











### Bedroom One

With UPVC double glazed window to front elevation, central heating radiator, built-in double wardrobes complete with mirrored fronts, comprising of hanging rails and eye level shelving, isolator switch, TV aerial point, useful over stairs storage cupboard comprising of shelving and thermostat.

### En-suite

With UPVC double glazed frosted glass window to the front elevation, a three-piece shower room suite comprising of low-level WC with Continental flush, pedestal wash hand basin with mixer tap, corner shower cubicle with electric shower over and folding glass screen, heated towel radiator, complementary tiling to wall coverings and shaving point.

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

With UPVC double glazed frosted glass window to the side elevation, a three-piece bathroom suite comprising of low-level WC with Continental flush, pedestal wash hand basin with mixer tap, panelled bath unit with shower over and glass screen, complementary tiling to wall coverings, shaving point, heated towel radiator, extractor fan.



### Garage

With an up and over door to the front elevation.

### Outside

The property boasts a foregarden and a tree enhancing its frontage. The side tarmac driveway, accommodating larger vehicles effortlessly while providing ample side space. This driveway leads up to the detached garage and a gated entry to the rear garden. The rear garden is designed for low maintenance, facing west and featuring a generously-sized patio adorned with a pergola. The property benefits from being private and not overlooked to the rear elevation.















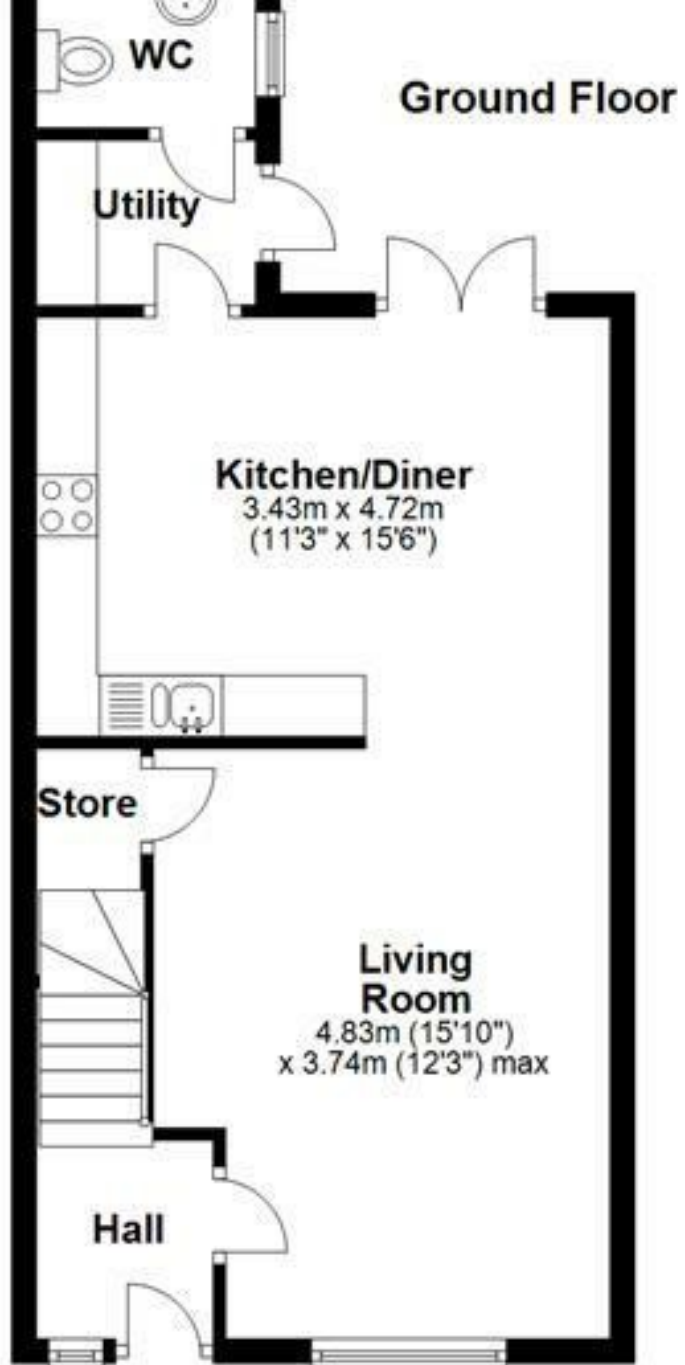








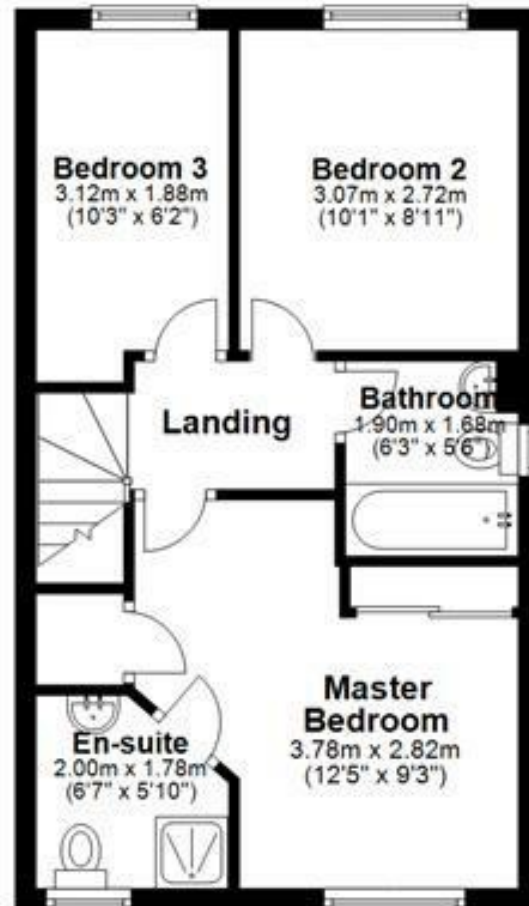




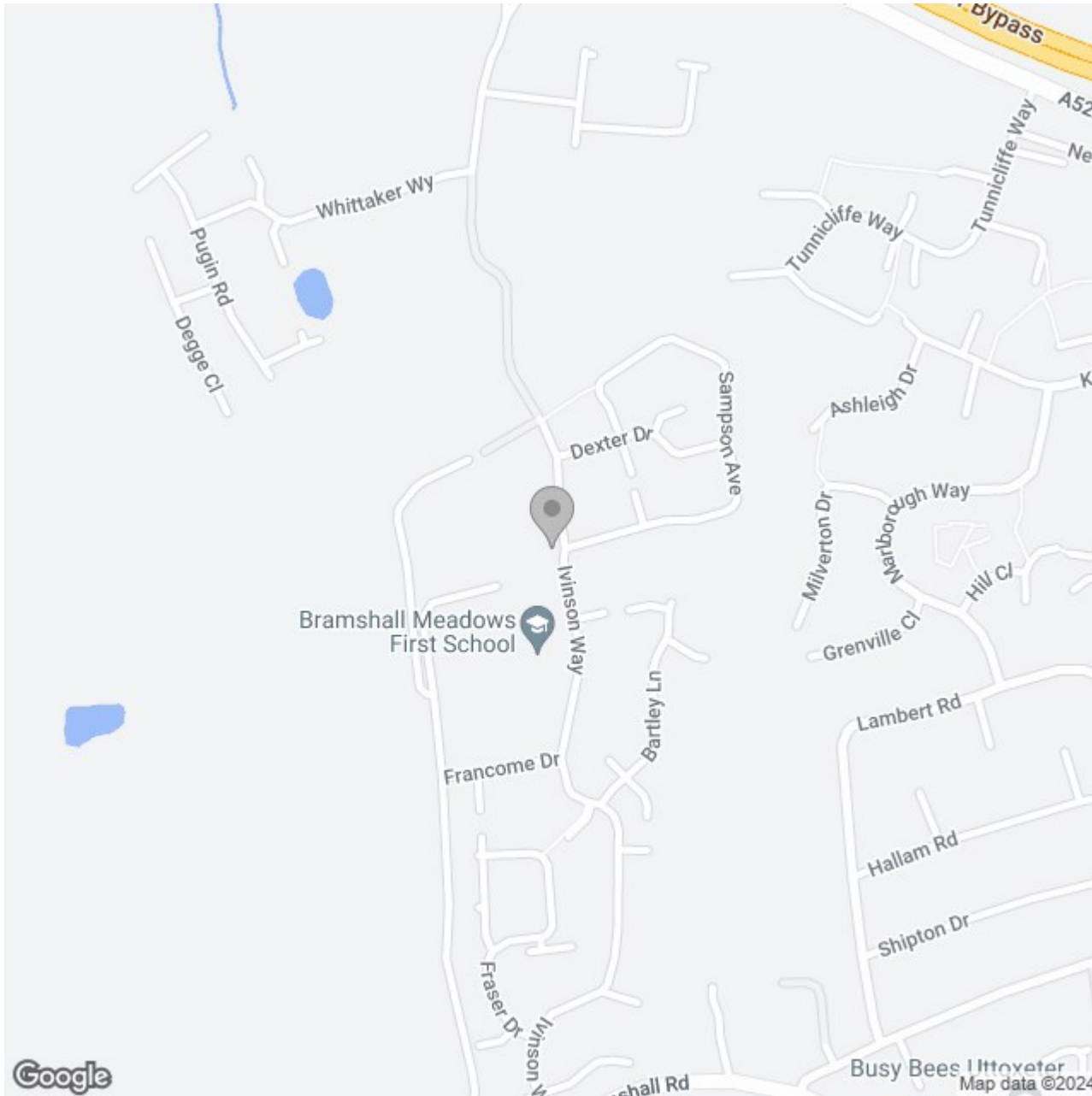
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



## First Floor







### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |