





THREE BEDROOM SEMI-DETACHED PROPERTY SOUTH-FACING GARDEN ON A LARGER THAN AVERAGE PLOT HIGH ENERGY PERFORMANCE

Constructed in 2019 by St. Modwen Homes, this three-bedroom semi-detached property boasts a spacious south-facing rear garden. Located on the edge of the village of Bramshall, it offers easy access to the A50, connecting to the M1 and M6, and is conveniently close to Uttoxeter train station. Bramshall Meadows ensures a straightforward commute to Derby, Stoke, and Stafford.

The property includes: a hallway, lounge/diner, kitchen, cloakroom/WC, three bedrooms (with an en-suite master), and a separate family bathroom. Outside, there are expansive rear gardens and a tarmac driveway that provides ample off-road parking for two vehicles.



Hallway

With composite front entrance door leading into, consumer unit, doorbell chime, isolator switch, central heating radiator, door entries leading to:

Kitchen

With UPVC double glazed window to the front elevation, featuring matching base and eye level storage cupboards and drawers with drop edge preparation worksurfaces, a range of integrated appliances includes a 1 1/2 stainless steel sink and drainer with mixer tap, four ring Zanussi stainless steel gas hob with matching extractor hood, oven/grill, space for a freestanding and undercounter white goods.

Cloaks w/c

With a UPVC double glazed frosted glass window to the front elevation, low-level WC with Continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

Lounge/Diner

With UPVC double glazed French doors leading to the rear patio with UPVC double glazed windows to the rear elevation, TV aerial point, telephone point, two central heating radiators, useful under stairs storage cupboard

Landing

With access into loft space via loft hatch, smoke alarm and door entries leading to:



Bedroom One

With a UPVC double glazed window to the front elevation, built-in double wardrobe with mirrored front, hanging rails and shelving, useful over stairs storage cupboard, door leading to:







En-suite

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

Family Bathroom

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



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.

Outside

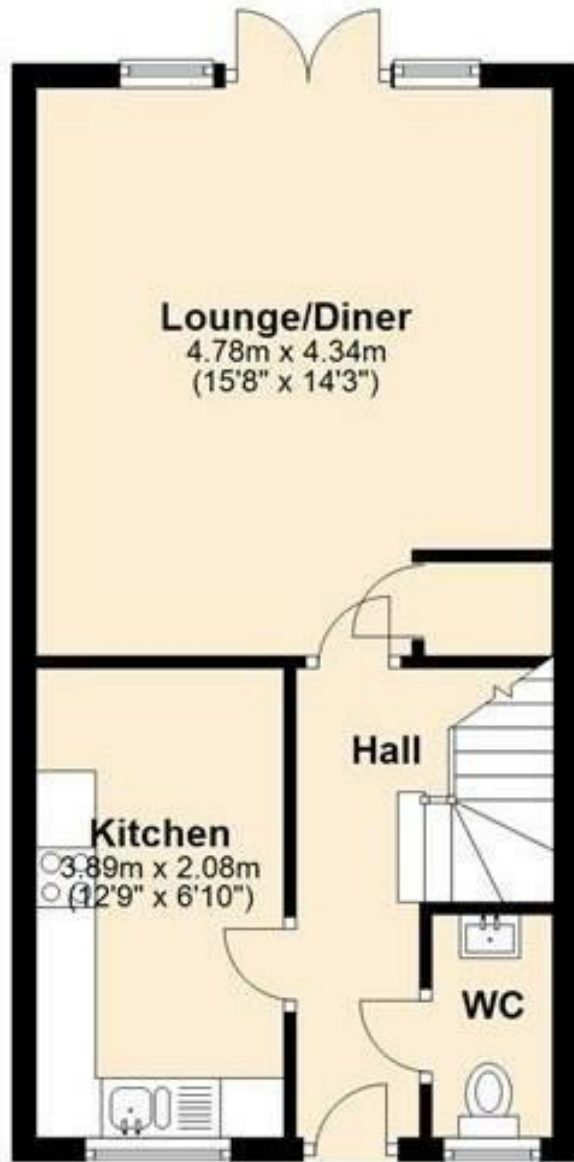
To the rear elevation is an extended paved patio area, garden which is mainly laid to lawn, having a variety of mature shrubs and plants.



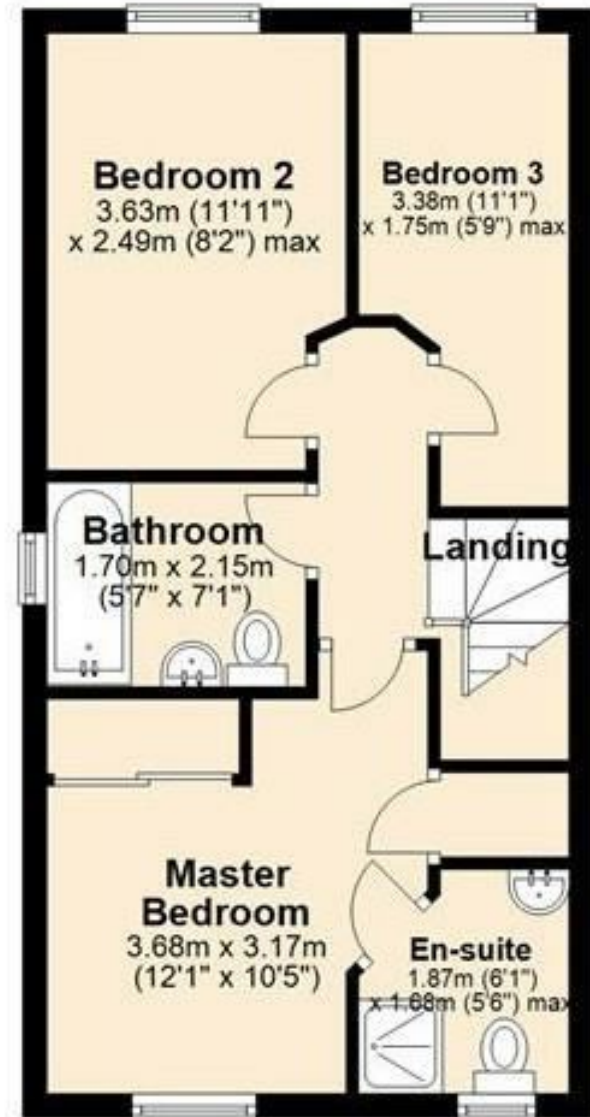




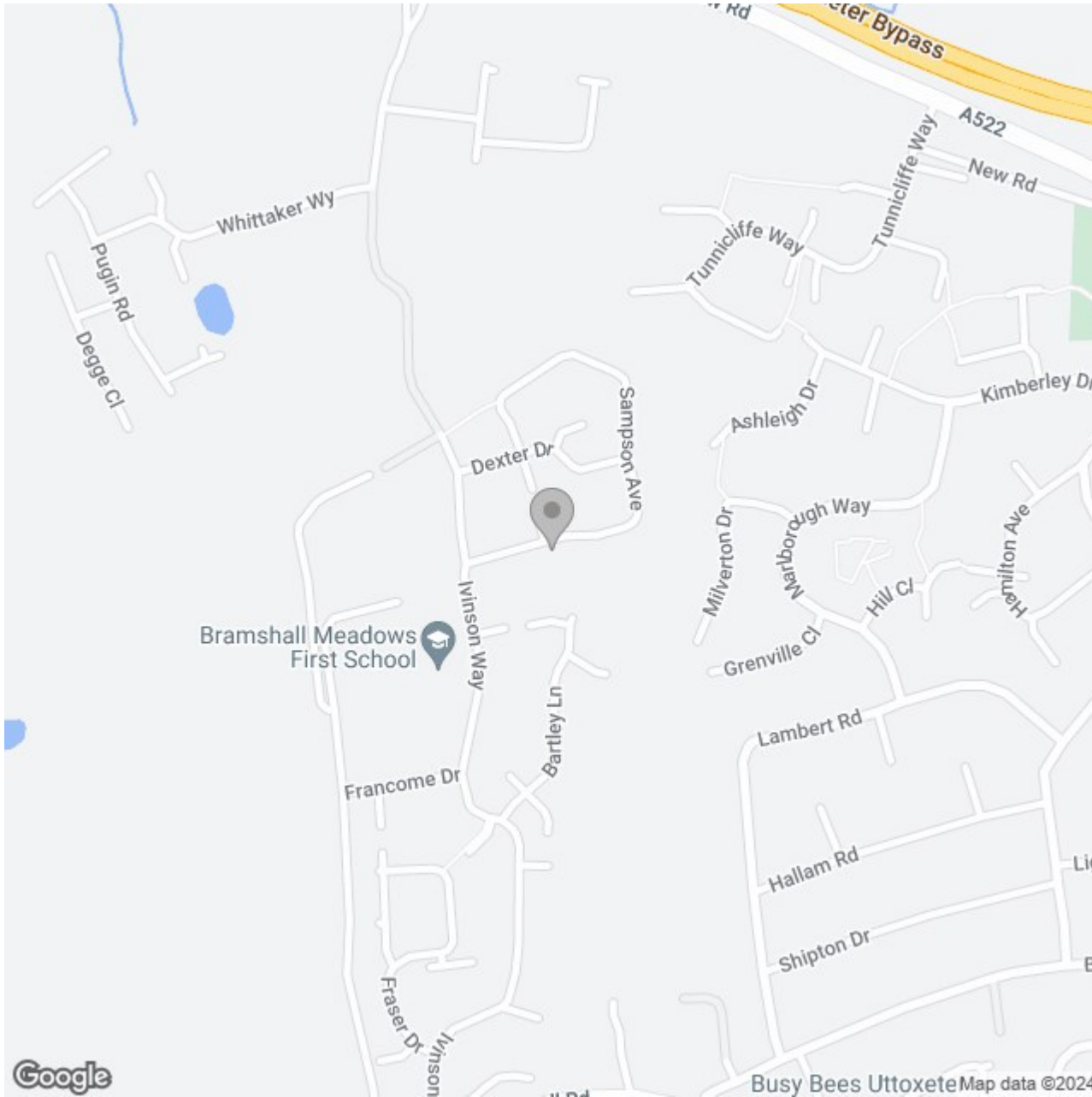
Ground Floor



First Floor



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	