





For sale is a recently built, three-bedroom detached family home in the second phase of Bramshall Meadows Development. It is conveniently located near local amenities in Uttoxeter, which offers good schools, several supermarkets, independent shops, sports and leisure facilities including a cinema, ice rink, bowling alley, coffee houses, bars, and restaurants. The nearby A50 provides access to the M1 and M6, as well as to Stoke, Stafford, and Derby. Uttoxeter also benefits from a local railway station.

An internal inspection is essential to appreciate this well-presented property. The accommodation briefly includes:

Ground Floor: Entrance hallway, guest cloakroom, lounge, open plan kitchen diner with Shaker style units, and utility room.

First Floor: Three double bedrooms, including a master with en suite, and a family bathroom.

Externally, there is a driveway providing off-road parking leading to a single garage, with gardens to the front and rear.



Entrance Hall

Features a central heating radiator, Karndean flooring, stairs to the first floor, understairs storage, and doors to:

Cloaks/WC

Includes a low-level WC, wash hand basin, central heating radiator, Karndean flooring, and a double-glazed window to the front elevation.

Utility Room

Contains a wall unit housing the central heating boiler, plumbing for a washing machine, space for a dryer, Karndean flooring, and a central heating radiator.

Lounge

Includes a double-glazed window to the front elevation, two central heating radiators, and Karndean flooring.

Kitchen/Diner

Features Shaker style units, a stainless steel sink and drainer, integrated double electric oven, gas hob and extractor, integrated dishwasher and fridge freezer, double-glazed window to the rear elevation, central heating radiator, Karndean flooring, and French uPVC doors leading to the rear garden.

Landing

With central heating radiator, storage cupboard and doors to:

Bedroom One

Having double glazed window to the front elevation; central heating radiator; two wardrobes; door leading into:



En-suite

Includes a shower cubicle, wash hand basin, low-level WC, double-glazed window to the front elevation, heated towel rail, complementary tiling, and downlighting.

Bedroom Two

Features a double-glazed window to the rear elevation, central heating radiator, and wardrobe.

Bedroom Three

Currently used as a study, it includes a double-glazed window to the rear elevation and central heating radiator.







Family Bathroom

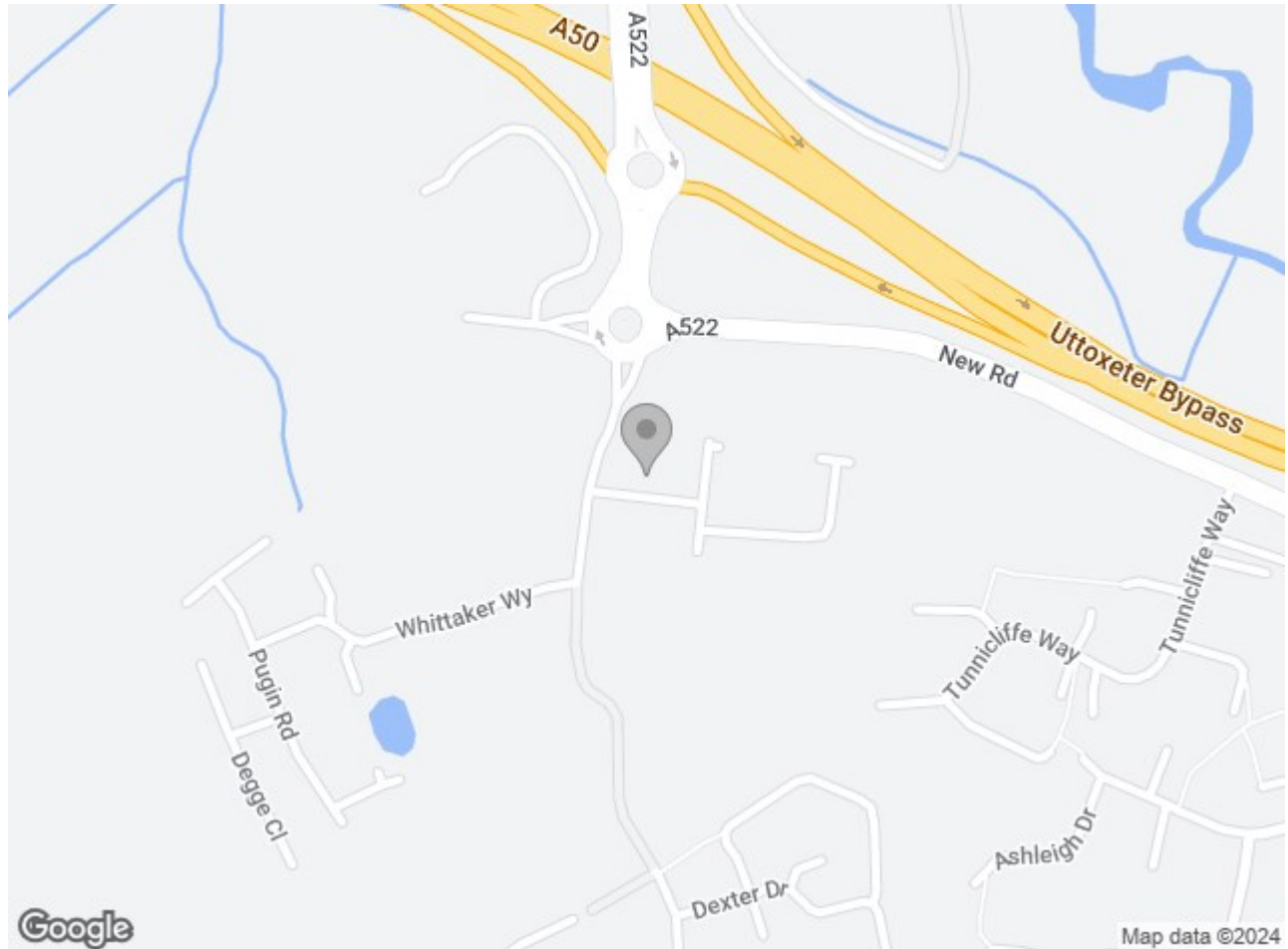
Comprises a bath with mixer taps and wall-mounted shower with side screen, wash hand basin, low-level WC, double-glazed window to the side elevation, heated towel rail, complementary tiling, and downlighting.

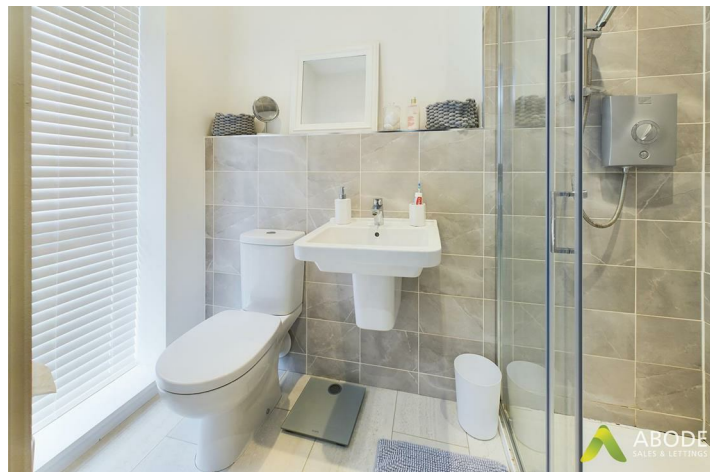
Outside

The front garden is laid to lawn with shrubs, outside light, and a tarmac driveway leading to the garage. Side gated access leads to the rear garden, which is also laid to lawn with a patio area and timber fenced boundaries.

Garage

Includes a manual up-and-over door to front.






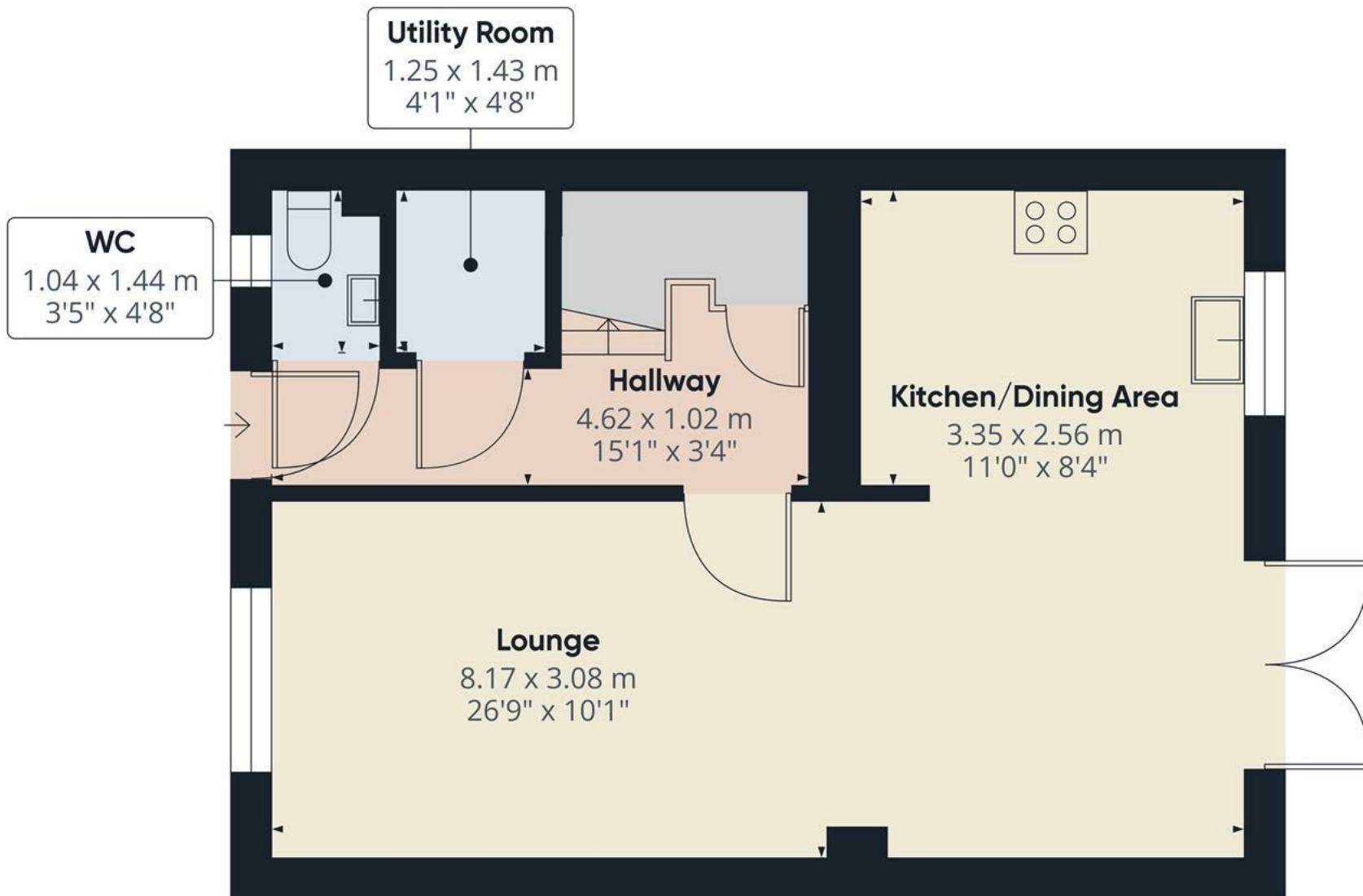






Energy Efficiency Rating

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

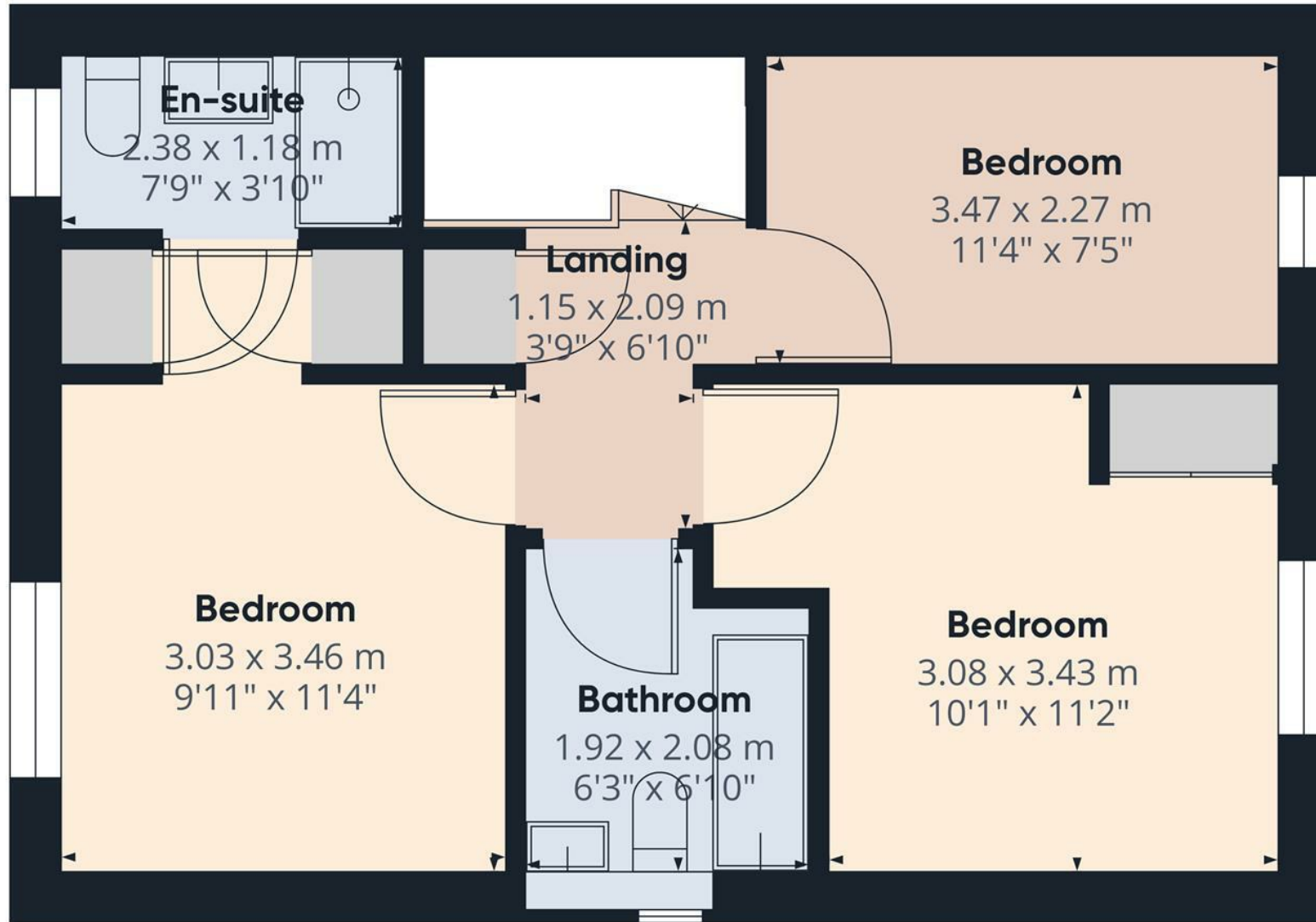


Approximate total area⁽¹⁾
46.44 m²
499.91 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

42.31 m²
455.38 ft²

(1) Excluding balconies and terraces

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