



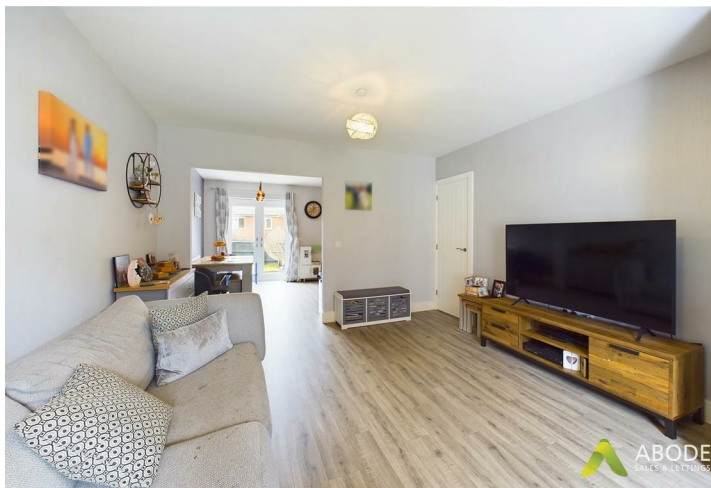


**** SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME WITH EN-SUITE ****
SPACIOUS REAR GARDENS **

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, a utility room, a cloaks/WC, a landing, three bedrooms, including a master bedroom with en-suite facilities, and a separate family bathroom. Outside, the rear gardens, larger than average, provide a delightful backdrop, while a tandem double-length driveway ensures ample off-road parking.

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



Hallway

With a composite front door leading into, staircase rising to the first floor landing, thermostat, 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:

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, composite double glazed rear entry door, internal door leading to:

Cloaks/WC

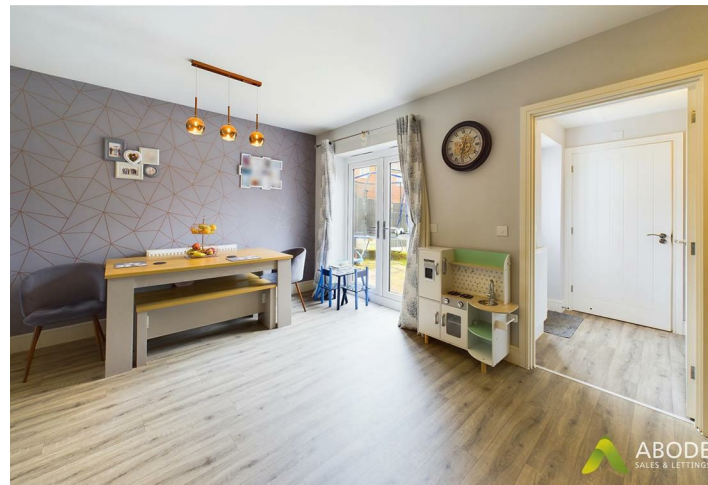
With a UPVC double glazed frosted glass window to the side elevation, low level WC with continental flush pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and central heating combination gas boiler.



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. Door leads to:







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.

Outside

To the side elevation is a tarmac driveway providing ample off-road parking. Gated entry leads to the rear, whereby a paved patio provides an ideal entertaining space. The landscaped rear garden is much larger than the average plot for the estate.





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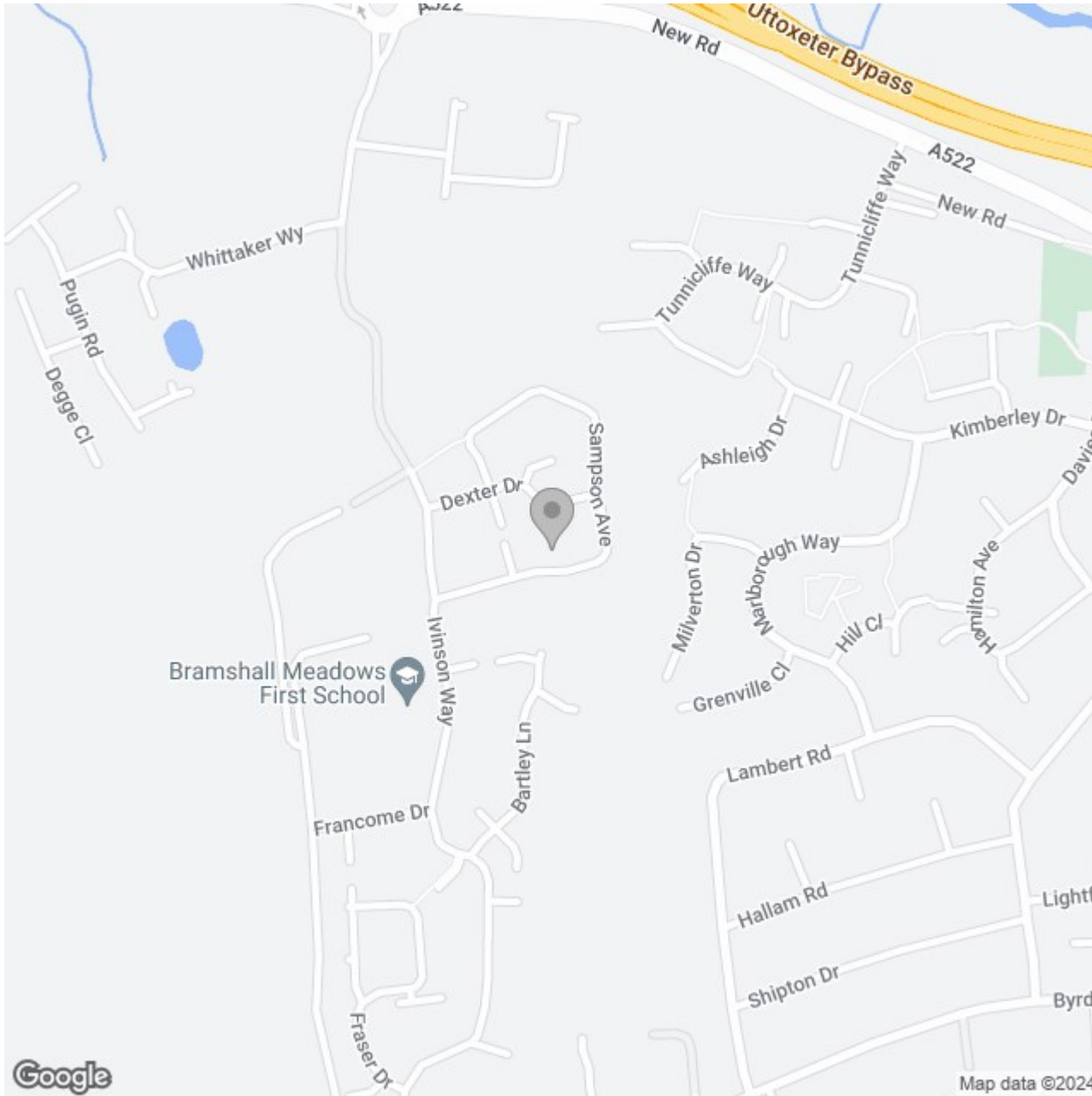
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Energy Efficiency Rating

	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	