



5 Sampson Avenue Bramshall, Uttoxeter, ST14 5FG

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

Nestled in the sought-after Bramshall Meadows on the outskirts of Uttoxeter, this stylish and spacious three-bedroom semi-detached property offers excellent transport links, including the A50 to the M1 and M6, as well as Uttoxeter train station. The location ensures convenient access to Derby, Stoke, and Stafford, making it ideal for commuters.

This beautifully designed home features a practical and modern layout, including a welcoming hallway, a comfortable lounge, an open-plan kitchen/diner, a utility room, a convenient cloaks/WC, a landing, three well-sized bedrooms (with an en-suite to the master), and a family bathroom. Outside, the property boasts a larger-than-average landscaped rear garden, perfect for relaxation or entertaining, alongside a tandem double-length driveway providing ample off-road parking.

Viewings are available by appointment only—contact Abode Estate Agents to arrange yours today.

Offers In The Region Of £244,500

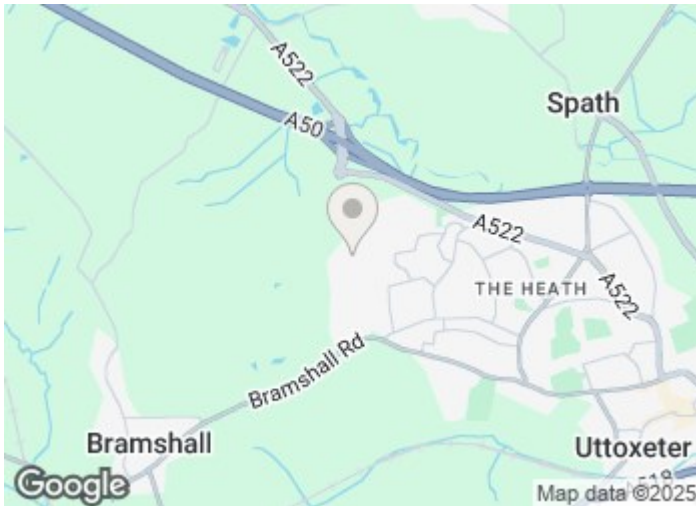
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Rooms

Exterior



Directions
ST MODWEN HOMES



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN
 Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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 