







Early viewing of this impressive home is highly recommended to fully appreciate its prime cul de sac position, tucked away off Mallens Croft, as well as its spacious layout and excellent condition.

Featuring gas central heating and UPVC double glazing throughout, this property is conveniently located within walking distance of the Old Bramshall Inn and Sargeant's Butchers. The nearby town of Uttoxeter, with its wide range of amenities, is also easily accessible.

This detached three-bedroom family home offers full UPVC double glazing and gas central heating.

Including a hallway, refitted kitchen diner, lounge, landing, three bedrooms, and a family bathroom. The master bedroom features a dressing area and en-suite facilities, with an additional separate family bathroom. An attached single garage provides extra convenience.

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



## Hallway

With a timber glazed front entry door leading into, staircase rising to the first floor landing, smoke alarm, central heating radiator, telephone point and internal doors leading to:

## Lounge

With 2x UPVC double glazed windows to rear elevation, two central heating radiators and TV aerial point.

## Kitchen/Diner

With a UPVC double glazed window to the front elevation, the bespoke refitted kitchen features a range of matching base and eyelevel storage cupboards and drawers with quartz drop edge preparation work surfaces. A range of integrated appliances includes a sunken stainless steel sink with carved inset drainer and mixer tap, five ring stainless steel gas hob with matching extractor hood, ovens and grill, fridge, freezer, dishwasher and space for further freestanding and undercounter white goods, UPVC double glazed frosted side entry door leading to the side access. The dining area features UPVC double glazed French doors leading to the garden and a central heating radiator.

## Landing

With a UPVC double glazed frosted glass window to the side elevation, central heating radiator, smoke alarm, access to loft space via loft hatch, airing cupboard housing the Worcester Bosch central heating gas boiler, internal door lead to:



## Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, panelling to feature wall, opening leads to a dressing room comprising of a range of wardrobes with eye level shelving and hanging rails, central heating radiator, UPVC double glazed frosted glass window to the front elevation, internal door leads 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, corner shower cubicle with waterfall showerhead, complementary tiling to wall coverings, vanity wash hand basin with mixer tap, heated towel radiator, shaving point and spotlighting to ceiling with built-in extractor

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

With a UPVC double glazed frosted window to the rear elevation, featuring a three-piece bathroom suite comprising of low level WC, vanity wash hand basin with mixer tap, P-shaped bath unit with curved glass screen and waterfall showerhead, complementary tiling to wall coverings, central heating radiator, shaving point and extractor fan.



### Garage

With an up and over door to the front elevation, lighting and space for further appliances if required.

### Outside

Externally, the tarmac driveway provides ample parking space with a decorative front foregarden garden. To the rear is an entertaining Indian stone paved patio area leading to a garden which is mainly laid to lawn. To the borders are soil beds with retaining sleepers and a hardstanding base to the corner which houses the garden storage shed. To the rear are semi-mature trees which maintain a good degree of privacy to the plot.

To the boundary are timber fence panels with concrete posts and further storage to the left side elevation.







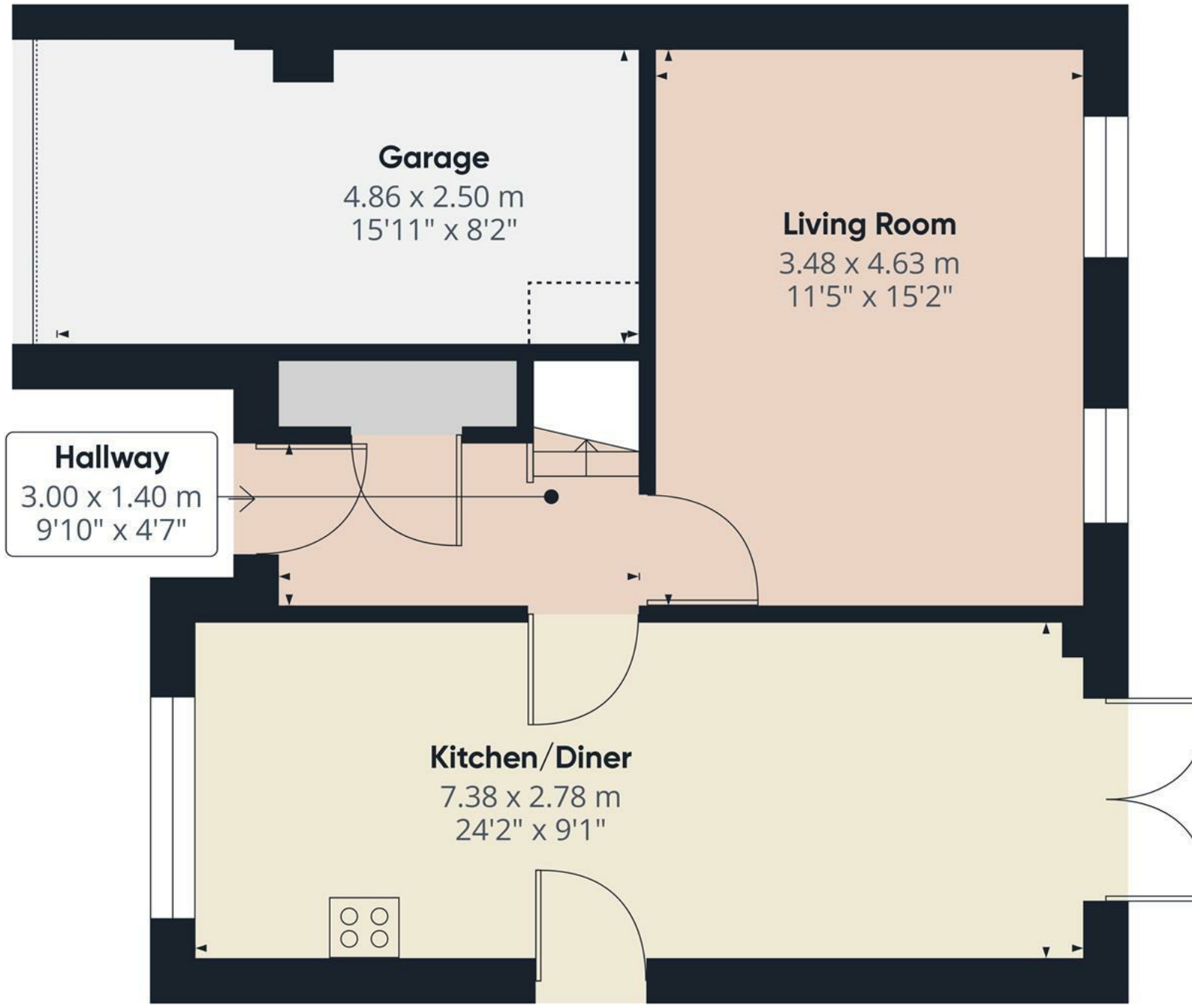












Floor 0

**Approximate total area<sup>(1)</sup>**  
56.23 m<sup>2</sup>  
605.25 ft<sup>2</sup>

**Reduced headroom**  
0.47 m<sup>2</sup>  
5.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

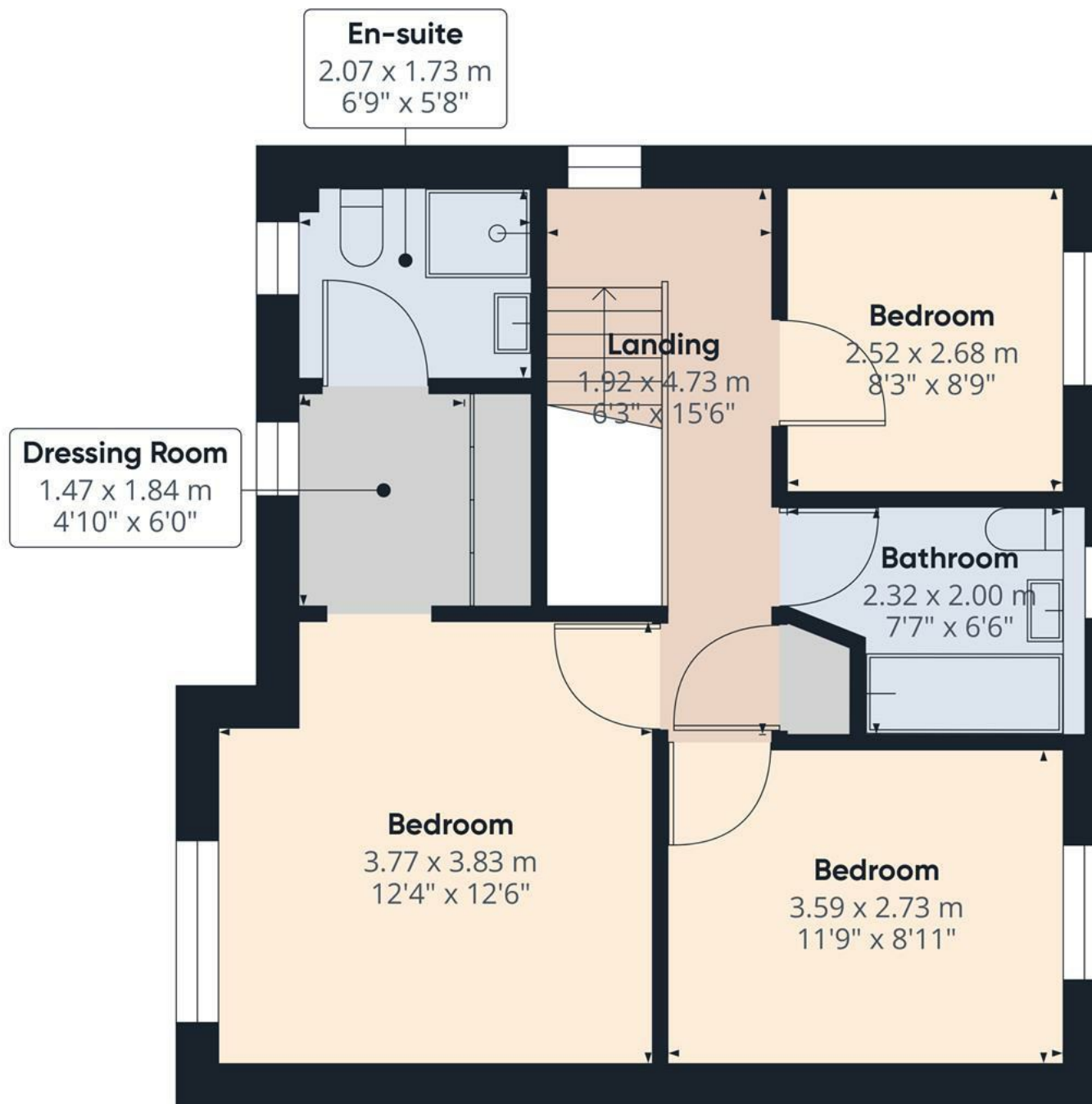
Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

**Approximate total area<sup>(1)</sup>**

48.8 m<sup>2</sup>  
525.28 ft<sup>2</sup>

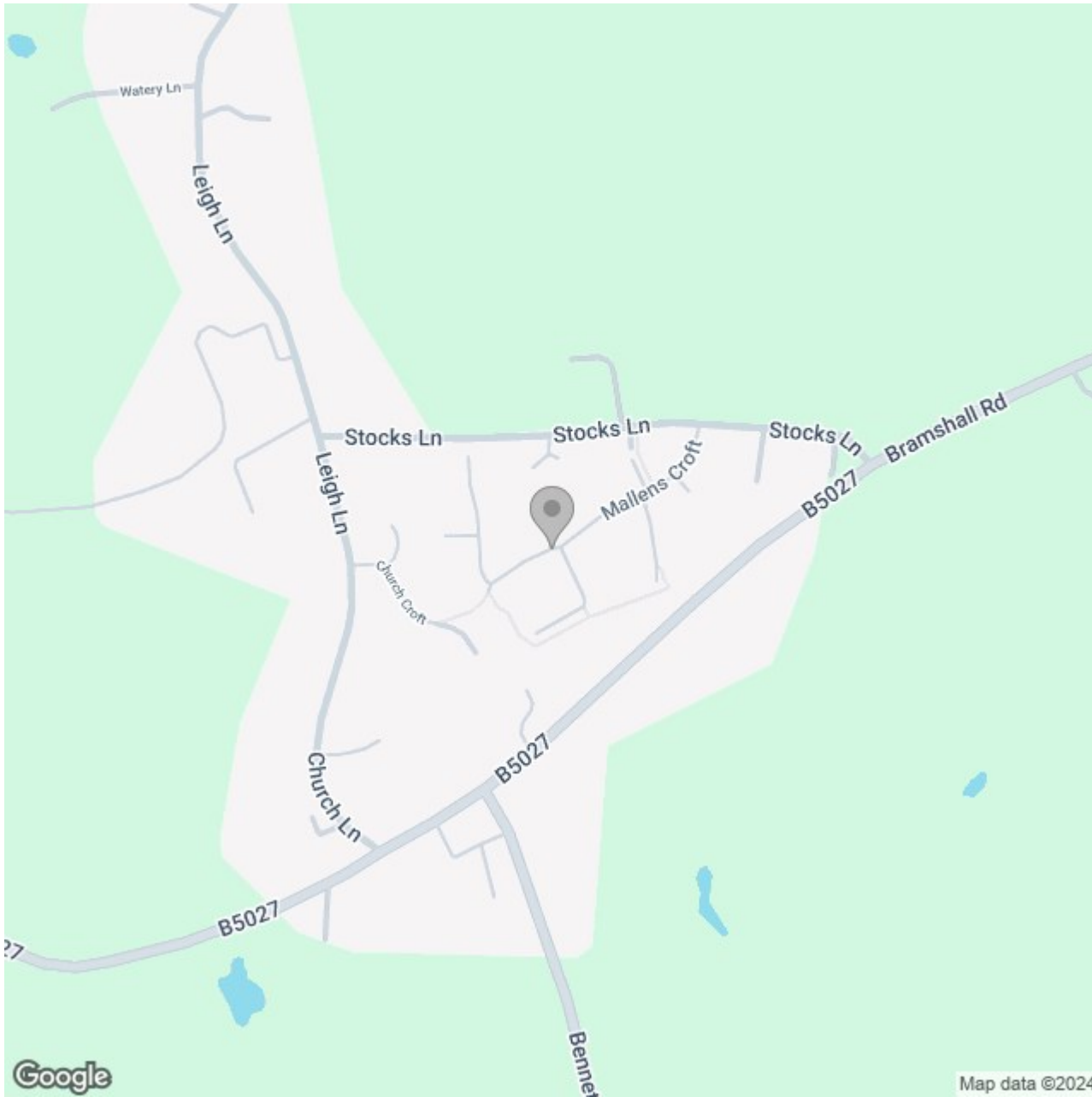
(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>64</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 2002/91/EC	