





**** FOUR BEDROOM DETACHED HOME ** IDEAL FOR DEPENDENT LIVING ** LARGE PLOT ** STILTZ DUO+ ELEVATOR INSTALLED ****

This four-bedroom detached property is an ideal family home, offering the added benefit of a Stiltz Duo+ elevator, making it perfectly suited for those requiring dependent living. The home is uPVC double glazed and gas centrally heated, providing a comfortable living environment. The ground floor layout includes a hallway, cloakroom/WC, lounge, dining room, refitted kitchen, conservatory. Upstairs, there are four bedrooms, including a master with en-suite facilities, plus a family shower room.

Externally, the property boasts off-road parking for vehicles at the front, with access to the spacious rear garden and garage. The rear garden features an entertaining patio area and beautifully landscaped lawns, with a wide variety of mature plants and shrubs. Located in the heart of Bramshall, this home is just a short distance from Uttoxeter town centre and offers easy access to the A50, linking all major road networks.

Viewings are strictly by appointment only.



 **ABODE**
SALES & LETTINGS

Hallway

With a timber frosted front entry door, oak effect panelled flooring throughout, central heating radiator, internal doors leading to:

Cloaks/WC

With a central heating radiator, floating wash hand basin with tiled splashback, low-level WC and extractor fan.

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, oak effect panelled flooring throughout, focal point electric fireplace, internal glass panel door leads to:

Dining Room

With central heating radiator, oak effect panelled flooring throughout, Stiltz Duo+ elevator, internal door leading to:

Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the rear garden, the refer to kitchen features a range of matching base and eyelevel storage cupboard and drawers with wall block effect drop edge preparation work surfaces. A range of integrated appliances includes a one and a half stainless steel sink and drainer with mixer tap, dishwasher, five ring stainless steel gas hob with matching extractor hood, oven and grill, washing machine, fridge and freezer, tiled floor throughout and in housing is the central heating BAXI gas boiler(2 years old)



Conservatory

With UPVC double glazed windows to rear side elevations, tiled flooring throughout, UPVC double glazed double doors leading to the rear patio.

Landing

With central heating radiator, access to loft space via loft hatch with pull down ladders, airing cupboard housing the hot water tank with eye level shelving, smoke alarm, internal doors lead to:







Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in wardrobes comprising of hanging rails and shelving, internal door leading to:

En-suite

With a UPVC double glazed frosted gloss window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, double shower cubicle with electric shower over and complementary tiling to wall coverings, spotlighting to ceiling and extractor fan.

Bedroom Two

With a UPVC double glazed window to the rear elevation, Stiliz Duo+, central heating radiator, built-in wardrobe with mirrored fronts comprising of hanging rails and shelving,

Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator and built-in wardrobe with mirrored fronts comprising of hanging rails and shelving.

Bedroom Four

With a UPVC double glazed window to the front television and a central heating radiator.

Shower Room

With a UPVC double glazed frosted gloss window to the side elevation, featuring a three-piece shower room suite comprising of low-level WC, wash hand basin with mixer tap, double shower cubicle with electric shower over and complementary tiling to wall coverings, heated towel radiator, spotlighting to ceiling and extractor fan.



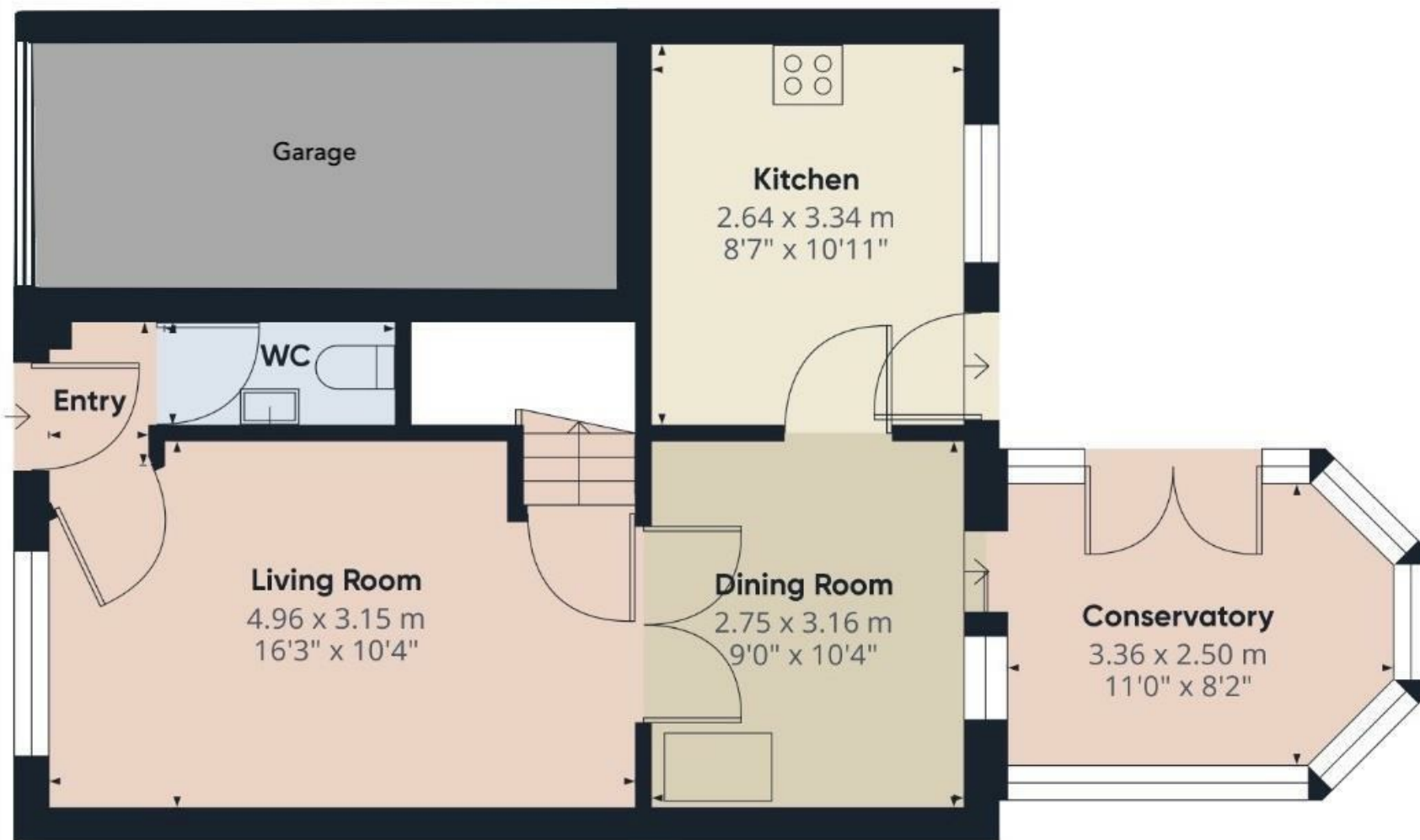








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

47.75 m²
513.97 ft²

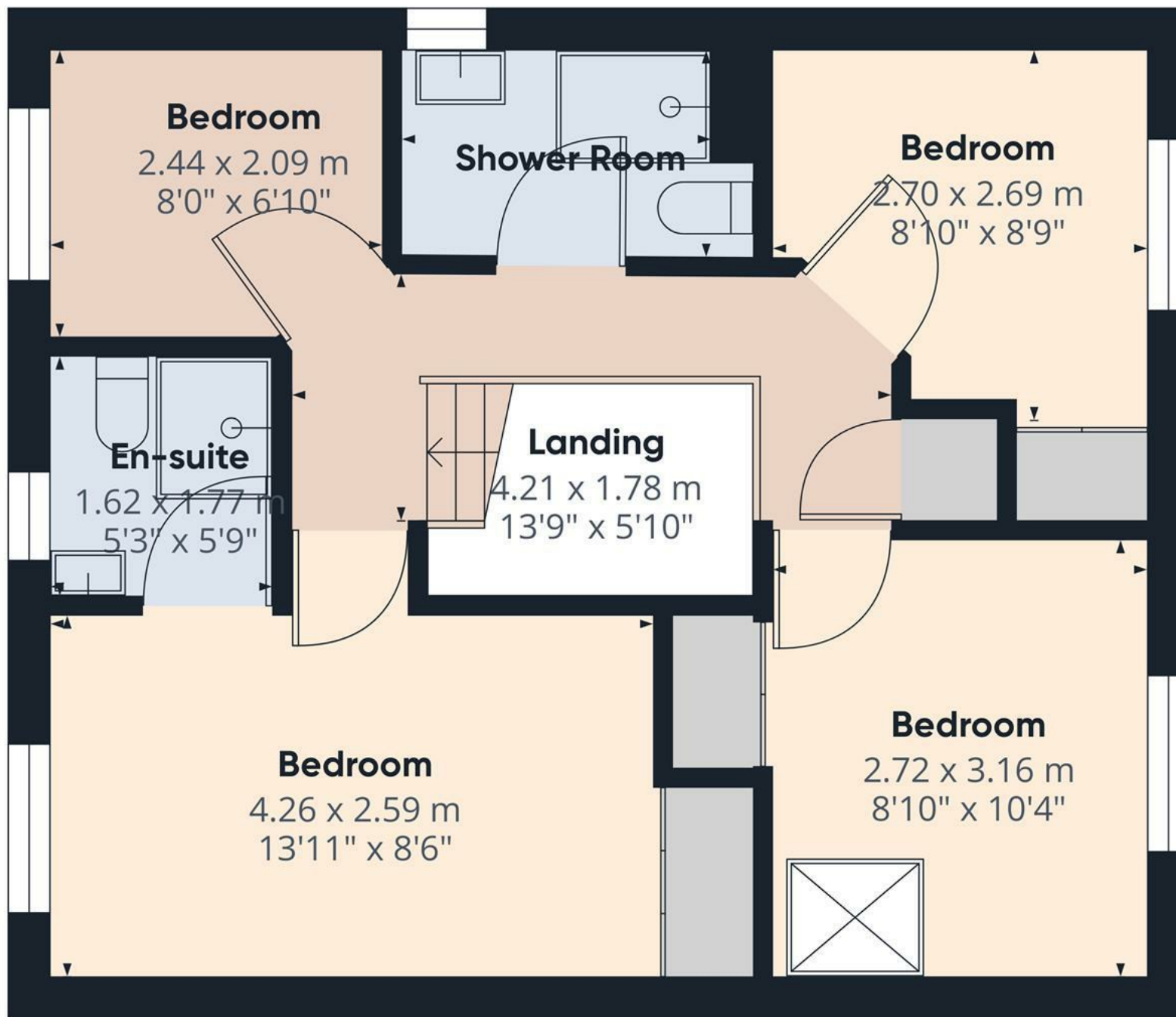
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Approximate total area⁽¹⁾

46.75 m²

503.2 ft²

(1) Excluding balconies and terraces

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Floor 1

