







**\*\* FOUR BEDROOM DETACHED \*\***  
**FRONTS ONTO ATTENUATION POND &**  
**GRASSLAND \*\* EASY ACCESS TO A50**  
**\*\*LARGER THAN AVERAGE PLOT \*\***  
**GARAGE \*\***

Constructed in 2020, this detached family home warrants an internal inspection to fully appreciate its features. The ground floor comprises a lounge, a kitchen diner with bi-folding doors, study and a guest cloakroom. The first floor offers four bedrooms, including a master bedroom with an en suite, and a family bathroom. The tandem driveway provides ample parking leading up to the detached garage and gated entry leading to the larger than average gardens.

Property is available to view by appointment only.



 **ABODE**  
SALES & LETTINGS



Nestled on the outskirts of Bramshall Meadows of Uttoxeter, this detached family home offers convenient access to local amenities and Uttoxeter town center. The town boasts a range of facilities, including excellent schools, various supermarkets, unique shops, pubs, restaurants, cafes, bars, a doctor's surgery, a train station, a multi-screen cinema, and a modern leisure center. The nearby A50 provides routes to the M1 and M6, as well as the towns of Derby, Stoke, and Stafford.

This well-presented home features:

Ground Floor:

Lounge

Kitchen/Diner

Study

Guest cloakroom

First Floor:

Four bedrooms, with an en suite in the master

Family bathroom

Externally, there are gardens at the front and rear, with a driveway offering off-road parking. An internal inspection is essential to appreciate this home fully.







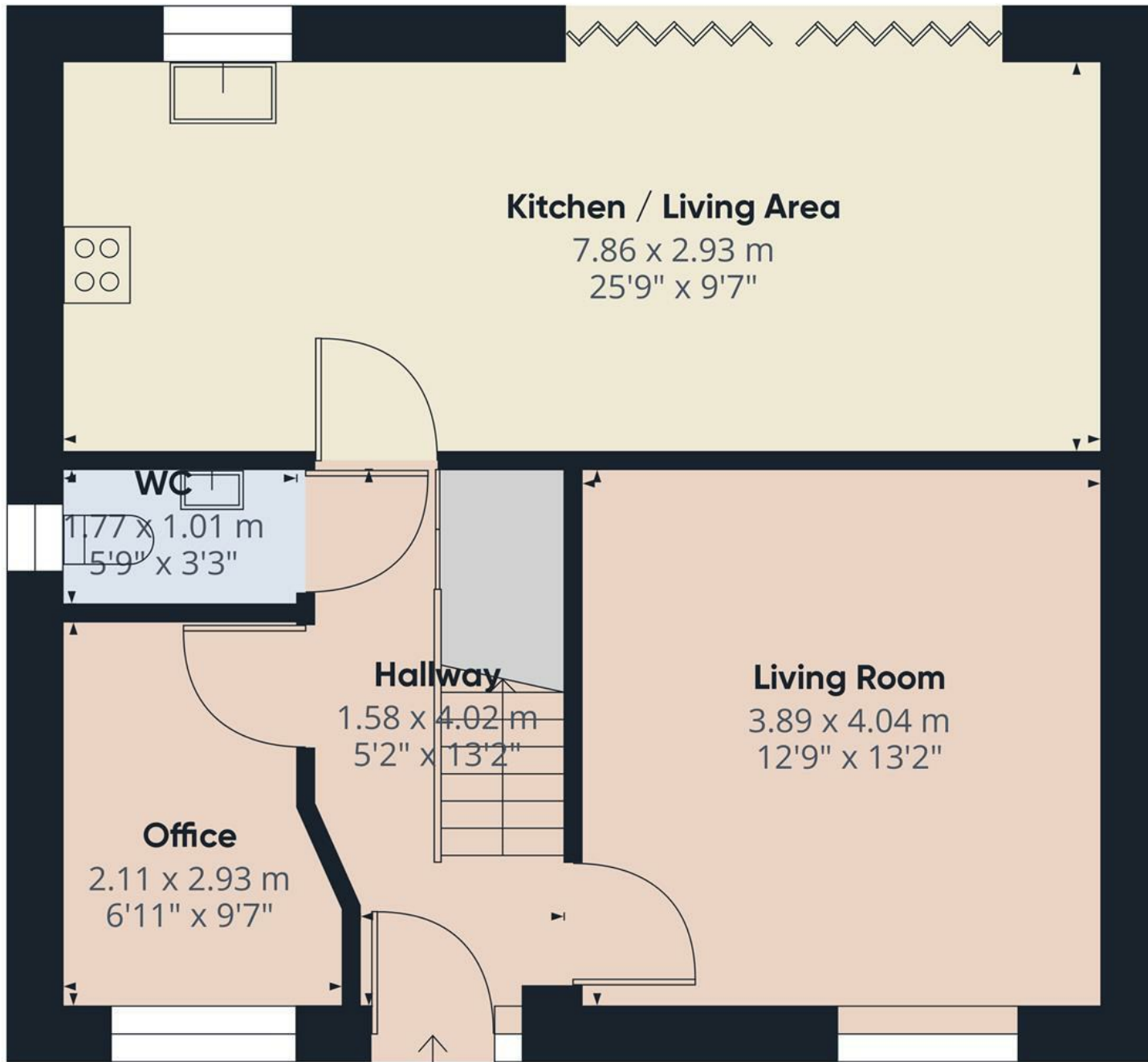












Floor 0

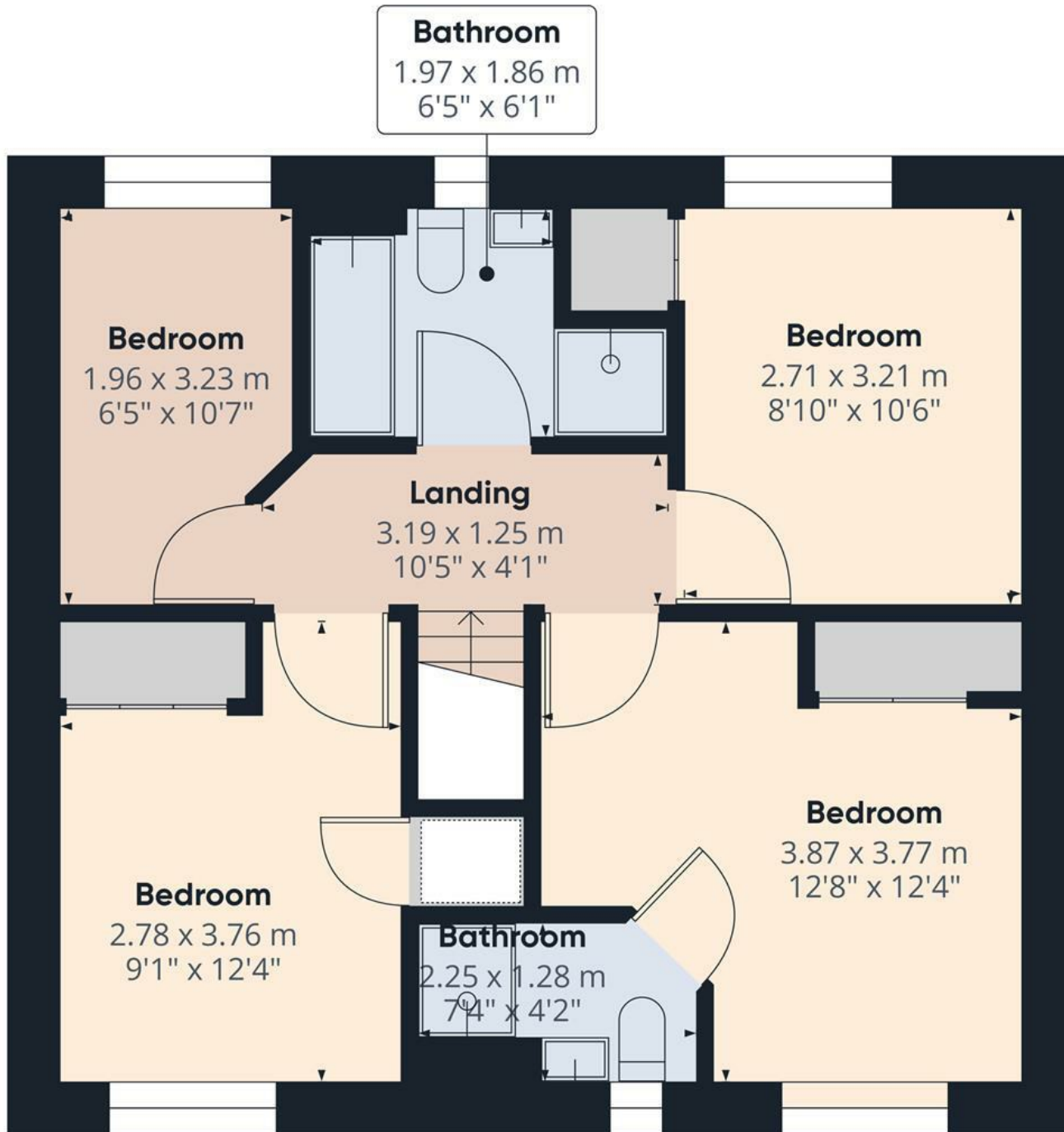
Approximate total area<sup>(1)</sup>

54.8 m<sup>2</sup>  
589.86 ft<sup>2</sup>

(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<sup>(1)</sup>

49.48 m<sup>2</sup>

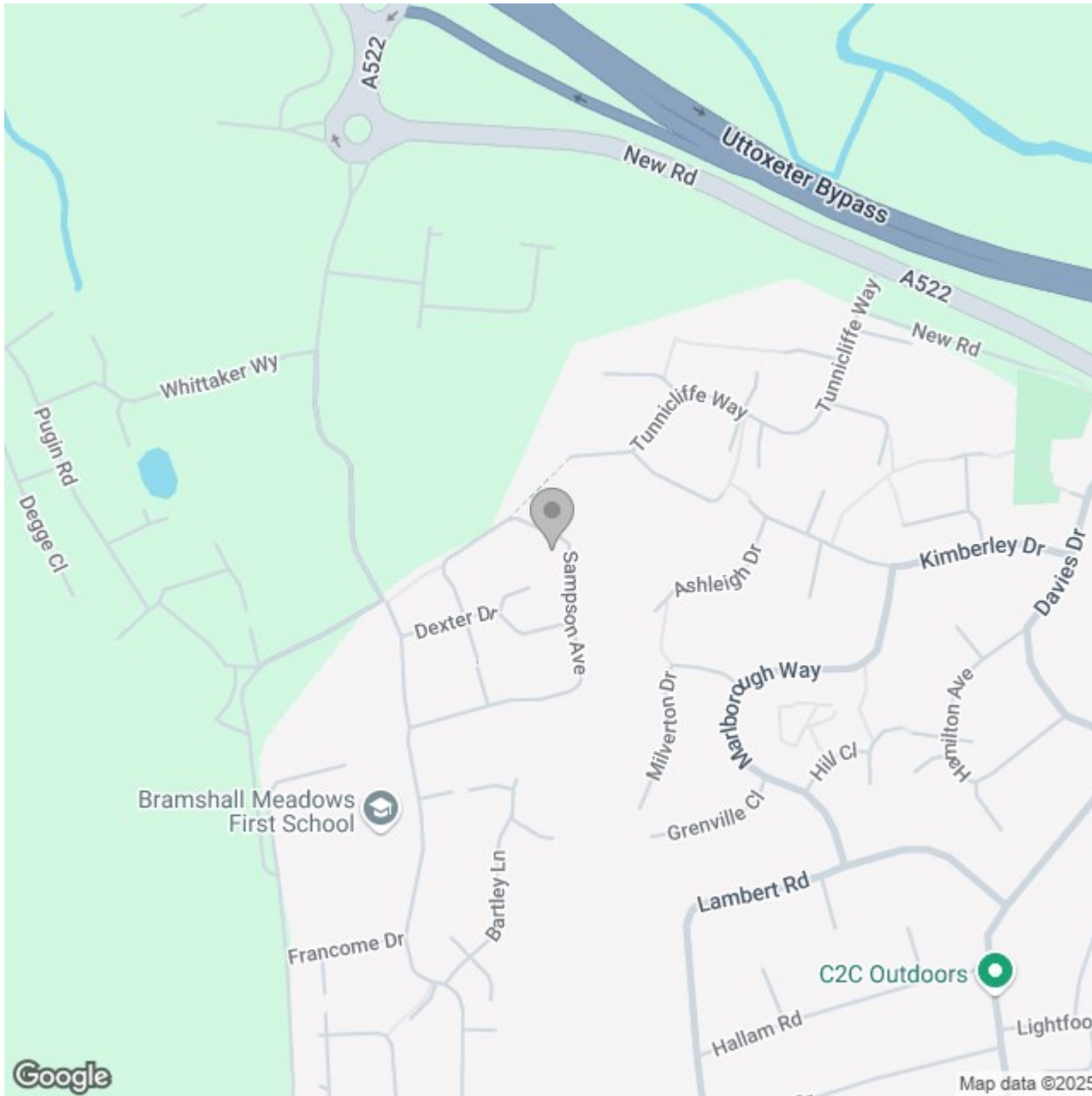
532.6 ft<sup>2</sup>

(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>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	