





THREE BEDROOM DETACHED PROPERTY WITH
DETACHED GARAGE AND LANDSCAPED GARDEN
EXTENDED DRIVEWAY NHBC WARRANTY

Built in 2020, this modern three-bedroom detached property offers a spacious and stylish living space.

The home features an open-plan kitchen/diner, detached garage, UPVC double glazing, and gas central heating. Situated on the edge of Uttoxeter, with the nearby village of Bramshall, the property benefits from excellent commuter links, including easy access to the A50 with M1 and M6 connections, as well as Uttoxeter train station.

Internally, the property comprises a welcoming hallway, a generous dual aspect lounge, a well-appointed kitchen/diner with a utility cupboard, a cloakroom/WC, three bedrooms (with the master benefiting from en-suite facilities), and a family bathroom.

Externally, the property boasts a landscaped garden to the rear, featuring low-maintenance artificial grass, perfect for year-round enjoyment. The plot size is larger than average, providing additional outdoor space and a tarmac driveway offering off-road parking.

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



Hallway

With a composite front door leading into, staircase rising into the first floor landing, central heating radiator, consumer unit, thermostat, doorbell chime and internal door leading to:

Lounge

Having 2x UPVC double glazed windows to front and side elevations, UPVC double glazed French doors leading to the rear patio, two central heating radiators and fibre Internet connection.

W.C.

With a low-level WC with Continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

Kitchen/Diner

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances includes fridge, freezer, dishwasher, one and a half stainless steel sink and drainer with mixer tap, oven/grill, stainless steel gas hob with matching extractor hood, central heating radiator, UPVC double glazed French doors leading to the rear patio, carbon monoxide detector, utilities cupboard with double doors with a drop edge work surface, shelving and plumbing space for under counter white goods.

Landing

With smoke alarm, access to loft space via loft hatch, central heating radiator, storage cupboard, internal doors leading to:



Bedroom One

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







En-suite

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

Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin with mixer tap, panelled bath unit with glass screen and complementary tiling to wall coverings, shaving point, heated towel radiator and extractor fan.

Bedroom Two

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

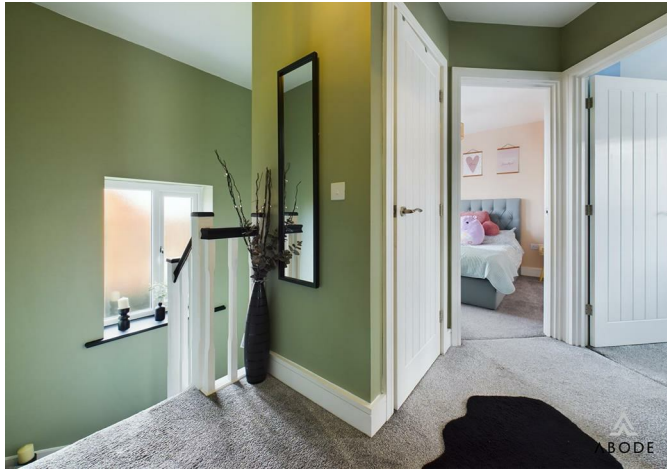
Bedroom Three

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

Garage

With an up and over door to the front elevation, overhead storage space and lighting.

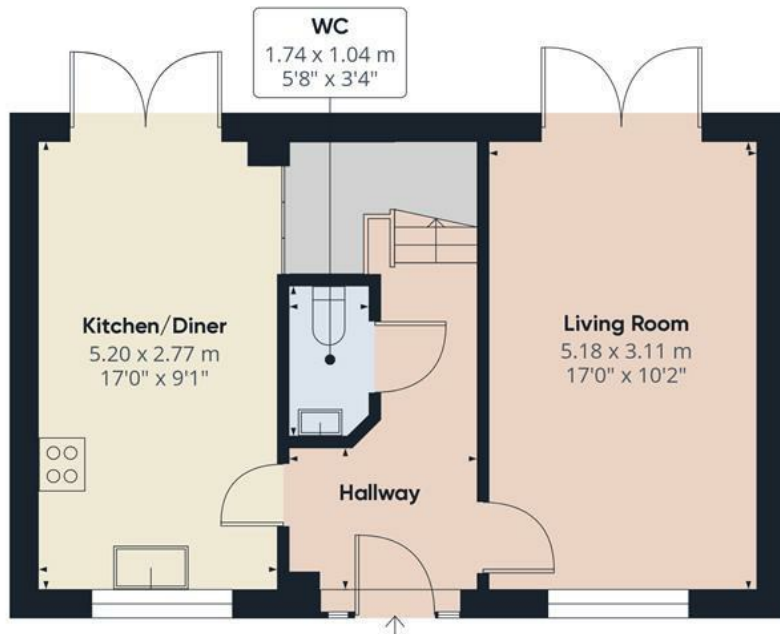












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

97.8 m²

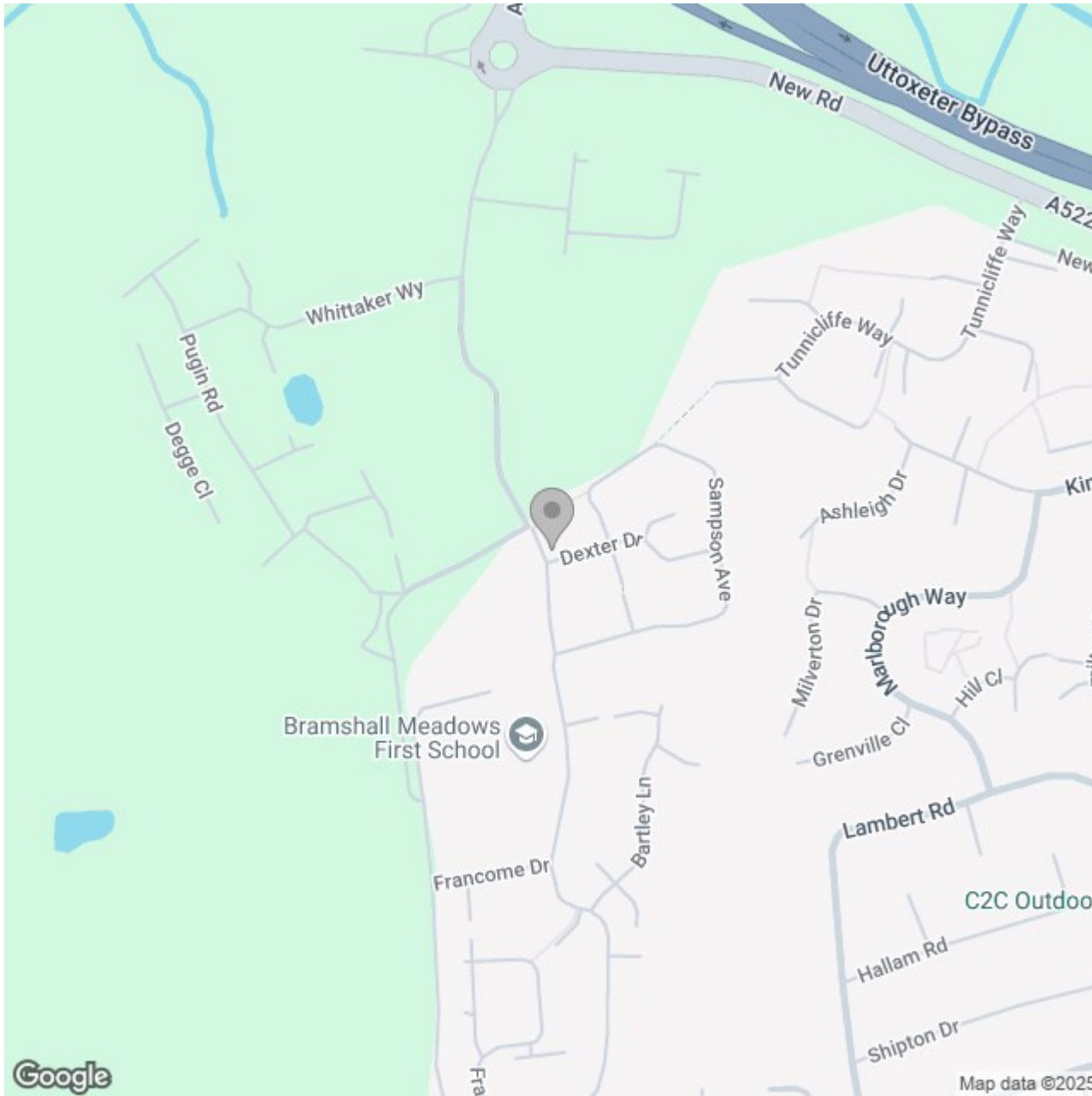
1052.71 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	