





**** THREE BEDROOM DETACHED PROPERTY **
EXTENDED DRIVEWAY ****

The property was constructed in 2017 by St. Modwen Homes, featuring three bedrooms, open plan kitchen/diner, UPVC double glazing and gas central heating. The property is situated on the edge of the Uttoxeter, with nearby neighbouring village of Bramshall. Commuting is made easy, with nearby access to the A50 with its M1 and M6 connections and also to Uttoxeter train station. Land registry have recently granted a deed of variation request, which has also been paid for by the current owners.

The property in brief comprises: hallway, lounge, kitchen/diner with utility cupboard, cloakroom/WC, three bedrooms with the master having en-suite facilities and separate family bathroom. Externally there are gardens to the side elevation and double width driveway providing off road parking.

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



LOUNGE

The dual-aspect lounge extends the full depth of the property and is flooded with natural light. Its generous proportions allow for flexible furniture arrangements, creating a comfortable and inviting living space.

KITCHEN/DINER

Positioned opposite the lounge, the dining kitchen also spans the full depth of the home and enjoys dual-aspect windows, including French doors that open onto the enclosed rear garden. The kitchen is fitted with a range of base and eye-level units with complementary worktops and an inset sink beneath the front-facing window. Appliances include a fitted gas hob with extractor hood, a built-in double oven, and integrated dishwasher and fridge/freezer. A particularly useful feature is the built-in laundry cupboard concealed behind double doors, complete with a fitted worksurface, plumbing for a washing machine and space for a tumble dryer.

CLOAKS/WC

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

FIRST FLOOR LANDING

The first-floor landing provides access to all bedrooms and the family bathroom. It also benefits from a built-in airing cupboard and access to the loft, which is fully boarded and fitted with shelving and a pull-down ladder for convenience.

MASTER BEDROOM

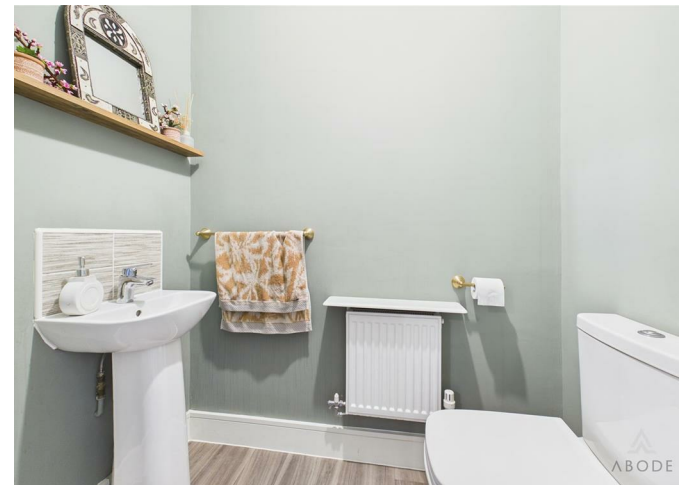
The master bedroom is a spacious double room and benefits from a built-in double wardrobe.



EN-SUITE

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







BEDROOM TWO

Bedroom two is another generously sized double room, also featuring a built-in double wardrobe and offering ample space for furnishings.

BEDROOM THREE

The third bedroom enjoys dual-aspect windows, allowing for excellent natural light. It is well proportioned and suitable as a bedroom, nursery, or home office.

FAMILY BATHROOM

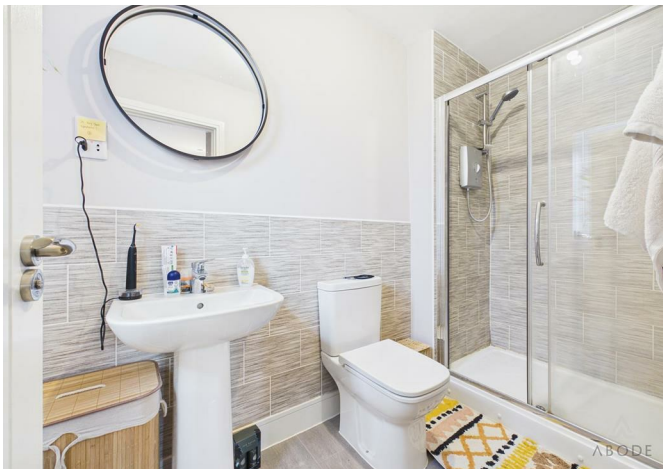
With UPVC double glazed frosted glass window to the front elevation, a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, bath unit with shower over, glass screen and complementary tiling to wall coverings, shaving point, heated towel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



OUTSIDE

To the side of the property lies a beautifully hard-landscaped, low-maintenance garden which is partly walled and attractively stocked with a variety of shrubs and plants. There is space for a shed, and the garden wraps around the rear elevation of the home, where gated access leads to the driveway.

To the front, a small shrubbed foregarden is complemented by an established hedge running along the side of the property, along with a gravelled border. A double-width driveway provides convenient off-road parking.

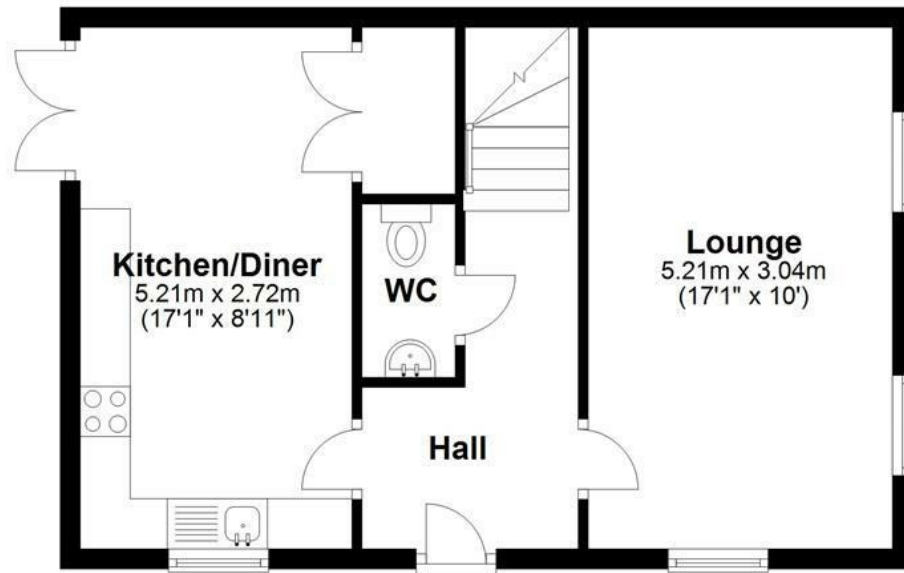




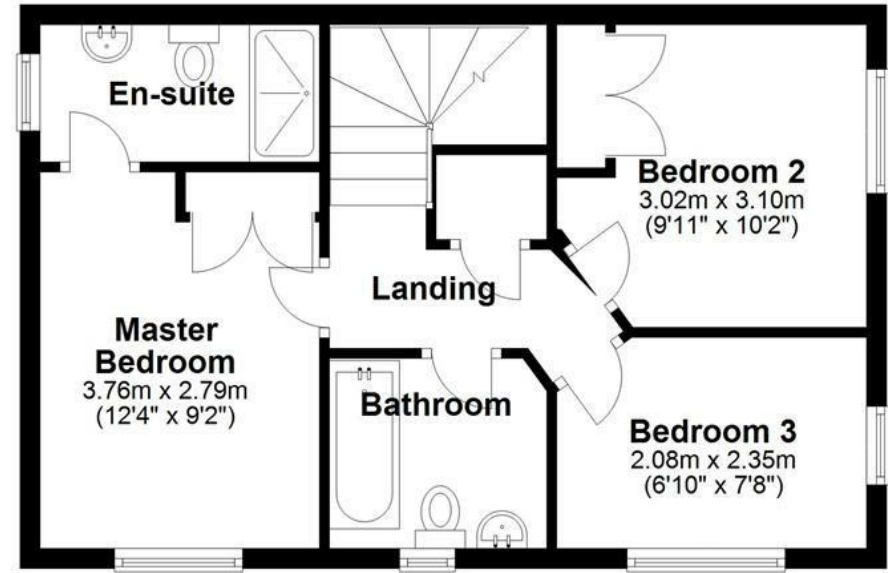


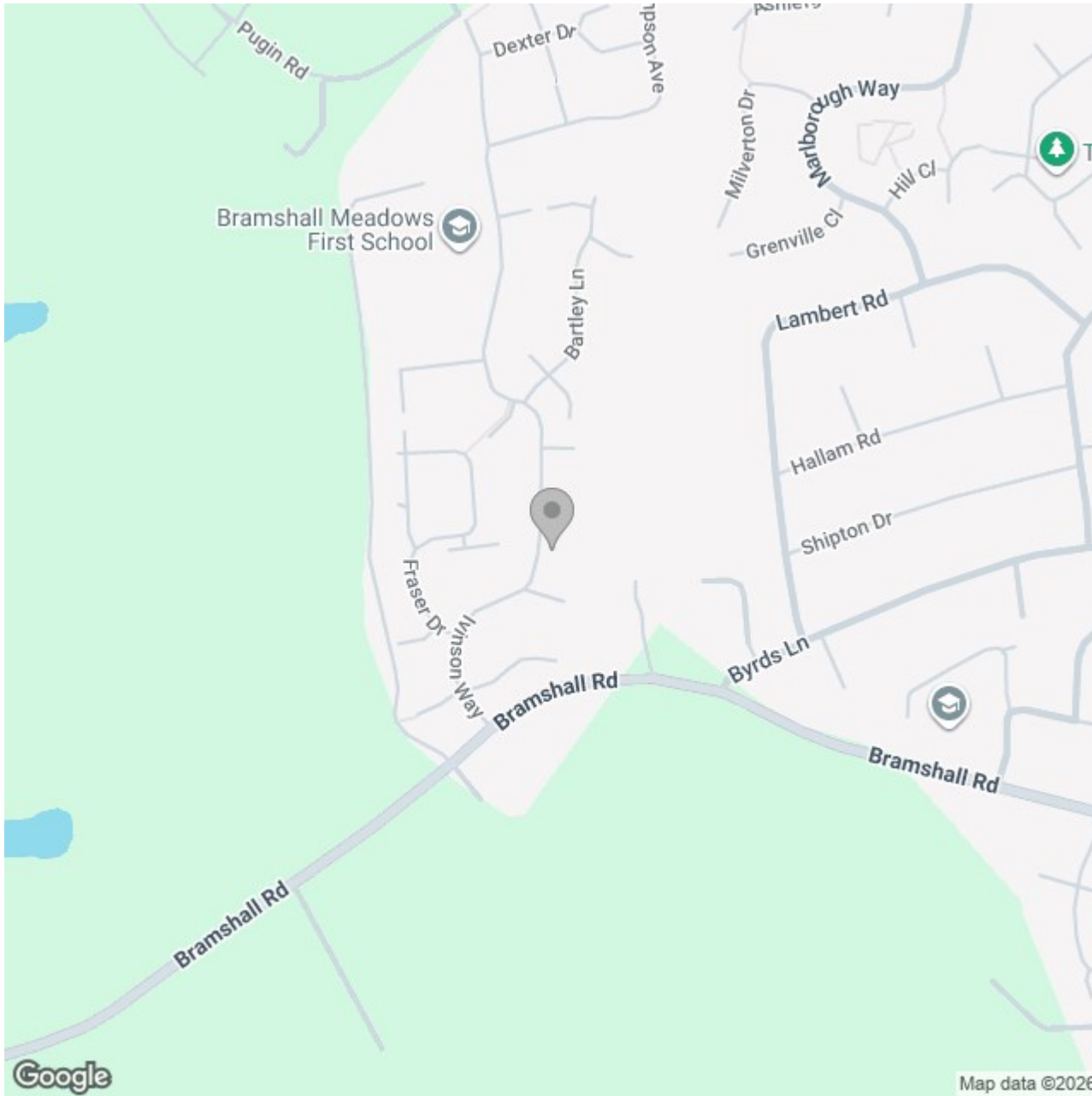


Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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	