

# Ivinson Way

Bramshall Meadows, Uttoxeter, ST14 5BF

John  
German





# Ivinson Way

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£340,000

Superbly presented and immaculately maintained modern executive style detached family sized home occupying an extremely pleasant position on the edge of the Bramshall Meadows development with landscaped gardens and a double garage.

Internal inspection of this beautifully presented home is strongly recommended to appreciate the tasteful décor, layout, dimensions and exact position on the edge of the development enjoying a lovely outlook to the front elevation.

Benefitting from 5 years remaining on the NHBC Guarantee, fitted blinds, alarm system and fully integrated appliances in the spacious dining kitchen.

The town centre is within easy reach where a wide range of amenities can be found including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy porch with a composite entrance door leads to the welcoming hall which has stairs rising to the first floor with a useful under stairs cupboard and doors leading to the generously sized ground floor accommodation plus the fitted guest cloakroom/WC.

The well-proportioned front facing lounge has a deep walk-in bay window to the front enjoying a pleasant outlook and focal wallpaper to one side. Also positioned at the front of the property is the study which has fitted Sharps furniture having 10 years left on its warranty, plus the same delightful outlook from the window.

The real hub of this home is the spacious dining kitchen positioned at the rear of the property having an extensive range of base and eye level units with work surfaces and inset sink unit set below a window overlooking the landscaped garden. Integrated appliances comprise a fitted stainless steel gas hob with extractor over, built-in electric oven, combination microwave/oven, dishwasher and fridge/freezer. In the dining area French doors open to the lovely garden.

Completing the ground floor accommodation is the fitted utility room which has a work surface and base level units with space for appliances and a door opening to the garden.

To the first floor the landing has doors leading to the four good sized bedrooms, the two at the front enjoying a lovely view, and the fitted family bathroom which has a modern four-piece suite incorporating both a panelled bath and a separate shower cubicle with complementary tiled splash backs.

The master bedroom has a deep walk-in bay window and the benefit of a fitted en suite shower room which has a white three-piece suite incorporating a corner shower cubicle with complementary tiled splash backs.

Outside - To the rear is a delightful enclosed landscaped garden which has a wide paved patio providing a lovely entertaining area with gravelled edging, PIR lighting, and steps leading to the garden which is laid to lawn having a shed and gated access to the driveway.

To the front is a blue slate shale foregarden with shrub borders. A double width tarmac driveway provides ample off road parking leading to the detached double garage which has an electric up and over door, power and light.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststaffsc.gov.uk](http://www.eaststaffsc.gov.uk)

**Our Ref:** JGA/09042021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E









Silver Shampoo  
Body Wash  
Shampoo

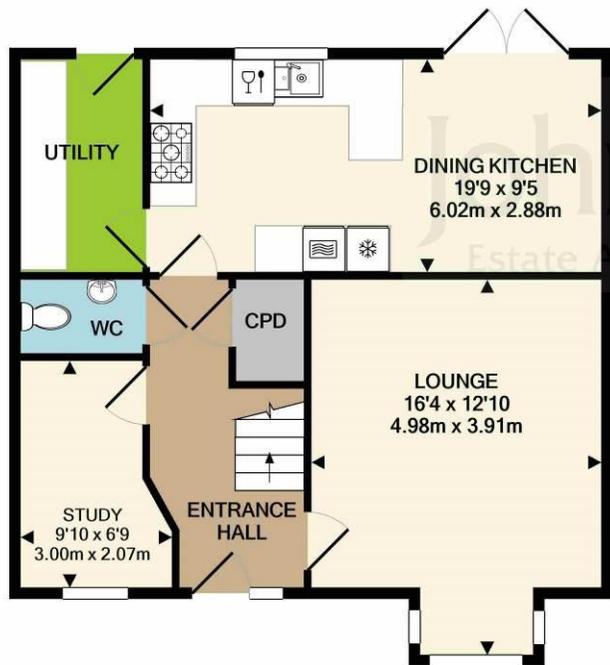
Hand Lotion  
Hand Wash

Silver Shampoo

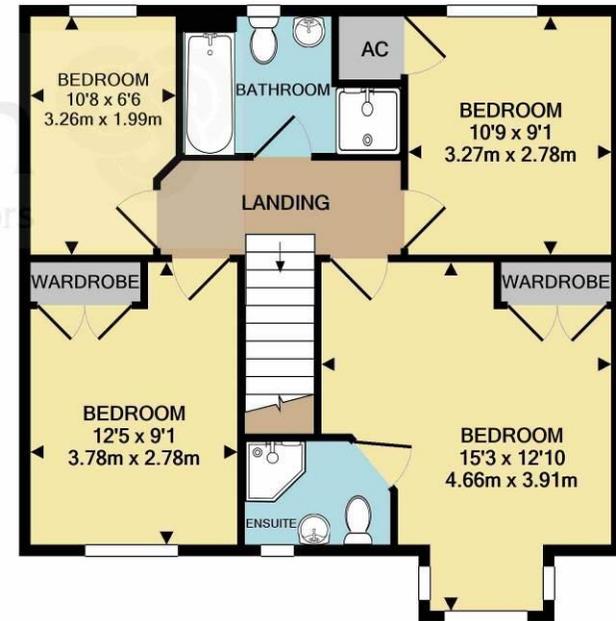
Body Wash

Shampoo





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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