

# Iverson Way

Bramshall Green, Uttoxeter, ST14 5EQ



Extremely well presented, modern, three bedroomed end terraced home backing onto fields, situated on the popular Bramshall Green development towards the edge of Uttoxeter.

£227,500



John German

Whether looking for your first home, moving up or down the property ladder or for a Buy to Let investment, viewing and consideration of this lovely three bedroomed home is strongly recommended to appreciate its exact position, presentation and layout.

Built by Bellway Homes, the property is within easy reach of local facilities and the town centre, amenities 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 part-obscured double glazed entrance door leads to the welcoming hall, having tiled flooring and doors leading to the ground floor accommodation and guest cloakroom / WC which has a white two piece suite.

The well-proportioned lounge has a front-facing window and a recess where the stairs rise to the first floor.

At the rear of the property is the lovely, fitted dining kitchen that extends to the full width of the property, having wide French doors opening out onto the garden and tiled flooring. There is a range of base and eye level units with work surfaces and an inset sink unit, plus a fitted gas hob with extractor over and oven under, integrated fridge-freezer, as well additional appliance space.

To the first floor, the landing leads to the bedrooms, two of which can accommodate a double bed and the fitted family bathroom which has a white three piece suite with complimentary tiled splashbacks. The rear facing master bedroom enjoys a pleasant outlook over fields, built-in storage and a fitted en-suite shower room which has a white suite incorporating a double shower cubicle.

Outside to the rear, a paved patio provides a lovely entertaining area leading to the garden which is laid to lawn with borders and fencing to three sides, enjoying a degree of privacy.

To the front is a garden laid to lawn with shrubbed borders. A tarmac driveway extends to the side of the property, providing off-road parking.

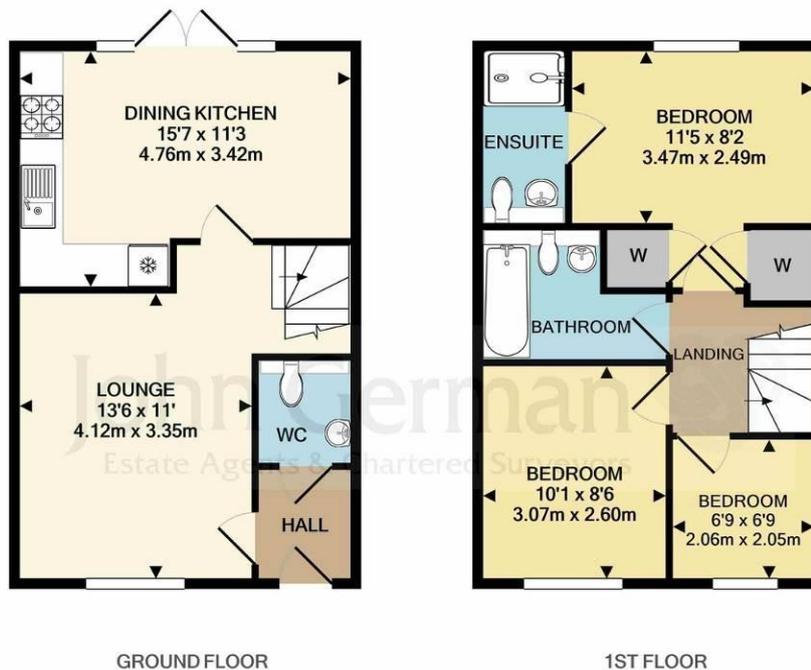
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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), <http://www.eaststaffsbc.gov.uk/planning>

**Our Ref:** JGA/05052021

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







Score	Energy rating	Current	Potential
92+	A		96   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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**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.  
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