

Ivinson Way

Bramshall Green, Uttoxeter, ST14 5EQ



Modern three bedroom semi detached home with a driveway and garage, situated on the popular Bramshall Green development built by Bellway Homes in 2019.

£230,000

John German

An ideal first home, move up or down the property ladder, or a buy to let investment, viewing of this three bedroomed home is strongly advised to appreciate its layout and position.

Benefitting from the remainder of the NHBC 10 year guarantee, with a pleasant garden plus parking and a garage.

Situated towards the edge of Uttoxeter but still within easy reach of the town centre and amenities which include 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 composite part obscure double glazed entrance door leads to the welcoming hall that has doors leading to the ground floor accommodation and to the fitted guest cloakroom/WC.

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

At the rear is the fitted kitchen that extends to the full width of the property having a tiled floor and wide French doors opening to the garden. A range of base and eye level units have fitted work surfaces and an inset sink unit, fitted gas hob with extractor over and oven under plus an integrated fridge freezer and space for a washing machine.

To the first floor the landing has doors leading to the three bedrooms, two of which can accommodate a double bed, and the fitted family bathroom that has a white three-piece suite with contrasting tiled splash backs.

The rear facing master bedroom has a built-in wardrobe and further built-in storage cupboard plus a door to the en suite shower room which has a white three-piece suite incorporating a double shower cubicle.

Outside to the rear a paved patio leads to a garden laid to lawn enjoying a degree of privacy with gated access to the side. To the front is a small garden laid to lawn with iron railings, shrub borders and a gravelled bed. A tarmac driveway extends to the side of the property providing off road parking leading to the garage which has an 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
www.eaststaffsbc.gov.uk

Our Ref: JGA/09052021

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		97 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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