

Mallens Croft

Bramshall, Uttoxeter, ST14 5NG

John German





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Asking Price Of £295,000

Well-presented modern detached family sized home with extended and remodelled accommodation, extending to approx. 1420 sq.ft situated in the highly desirable village of Bramshall.



Internal inspection and consideration of this larger than average three bedroom detached home is strongly recommended to appreciate its layout and room dimensions, condition and its exact position within the lovely village of Bramshall.

Situated in walking distance to village amenities including the active village hall, St. Lawrence Church, the village butchers and The Bramshall Inn public house. The town of Uttoxeter 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 storm porch with lighting has a timber entrance door leading to the welcoming hall, where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and to the downstairs WC.

The remodelled fitted breakfast kitchen extends to the depth of the property having a range of base and eye level units with fitted work surfaces and inset sink unit set below the front facing window that enjoys a pleasant outlook, fitted gas hob with extractor over, built-in double oven, integrated fridge freezer and space for further appliances. A uPVC part obscure double glazed door leads to the side elevation and an arch leads to the generously sized dining room that has a focal display fireplace and rear facing window plus a door returning to the hall.

At the rear of the property is the well-proportioned lounge having dual aspect windows providing natural light and French doors opening to the patio.

Completing the ground floor accommodation is the third reception room, ideal as a study, family room or play room having a front facing window and a useful under stairs cupboard.

To the first floor the pleasant landing has a side facing window and built-in airing cupboard housing the hot water cylinder plus doors leading to the three good sized bedrooms and the fully tiled fitted family bathroom which has a white three-piece suite plus a glazed screen above the panelled bath.

The impressive master bedroom has a separate dressing area with fitted Hammonds wardrobe and a door leading to the fully tiled en suite shower room which has a three-piece suite incorporating a corner shower cubicle with a fitted power shower over.

Outside, to the rear is a paved patio leading to the garden which is mainly laid to lawn with well stocked borders and panelled fencing to three sides, shed, cold water tap and gated access to the front.

To the front is a garden laid to lawn with shrub borders.

Shared access leads to a double width driveway providing off road parking.

Agents Note: Please note the property is being sold for an employee of John German Estate Agents.

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.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

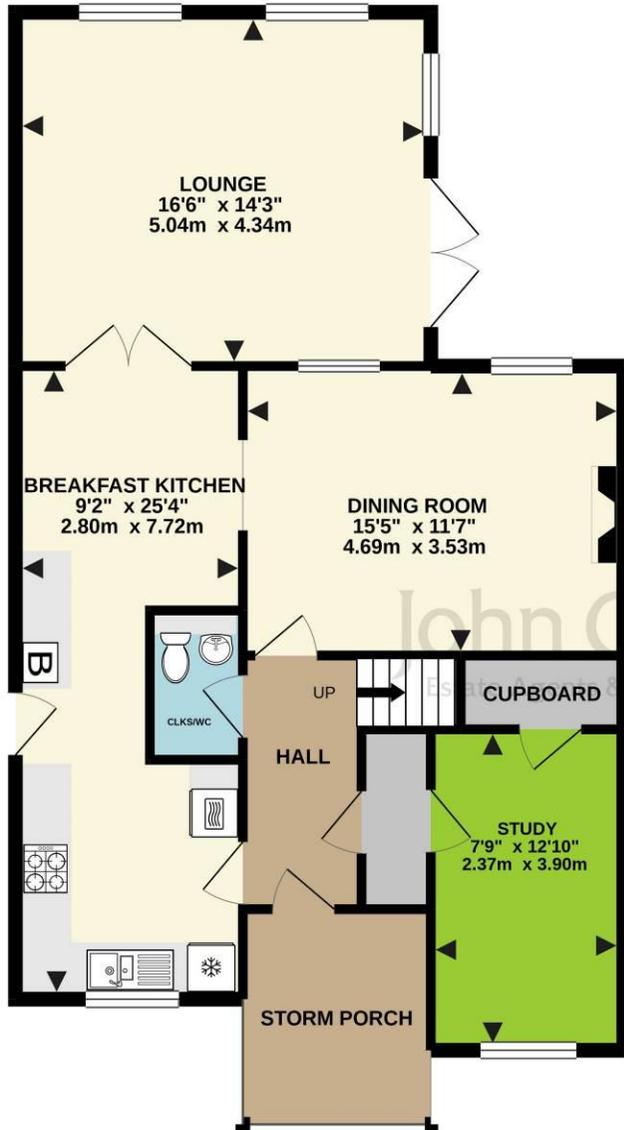
Our Ref: JGA/07062021

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





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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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		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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