



Modern style family sized home for sale with no upward chain, located in a popular area of town and providing some scope for personalisation.

£280,000



Consideration of this well-proportioned home is strongly recommended to appreciate its room dimensions, representing an ideal step up the property ladder for any family. It has been well maintained and provides further scope to make it your own, the en suite and shower room are both relatively modern.

Situated within easy reach of the local amenities plus the Bramshall Road park and schools, the town centre is also easily reached along with its wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A tiled canopy porch with a uPVC part obscure double glazed entrance door leads to the hall where stairs rise to the first floor and a wooden block floor runs into the downstairs WC.

The spacious lounge has a focal fireplace with a log burner and deep walk-in bay window to the front. Double doors lead to the generously sized dining room having a laminated wooden floor and useful under stairs cupboard. Wide sliding patio doors open to the conservatory which provides an additional reception area overlooking the garden with French doors to the patio.

The kitchen has a range of base and eye level units with work surfaces, an inset sink unit, fitted electric hob with extractor over and oven under plus space for further appliances. Dual aspect windows and a part obscure double glazed door provide natural light and access to the garden. Subject to obtaining the necessary consents/regulations, the kitchen could be opened up into the dining room to provide an impressive open plan area.

Finally, there is the useful pantry/store which is approached off the kitchen, formally part of the garage, housing the wall mounted central heating boiler.

To the first floor the landing has a built-in airing cupboard and doors to the four bedrooms, three of which can accommodate a double bed, and the fully tiled fitted family shower room which incorporates a double shower cubicle with mixer shower over.

The master bedroom has two built-in wardrobes and a fully tiled en suite bathroom incorporating a corner panelled bath with an electric shower over.

Outside, to the rear a paved patio provides a pleasant entertaining area with a low level picket fence and gate to the lawn which has well stocked beds and borders plus space for sheds and a wood store. Gated access leads to the front that has well stocked borders and a wide tarmac driveway providing off road parking leading to the small garage which has an up and over door.

**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](http://www.gov.uk/government/organisations/environment-agency) [www.eaststaffsbcc.gov.uk](http://www.eaststaffsbcc.gov.uk)

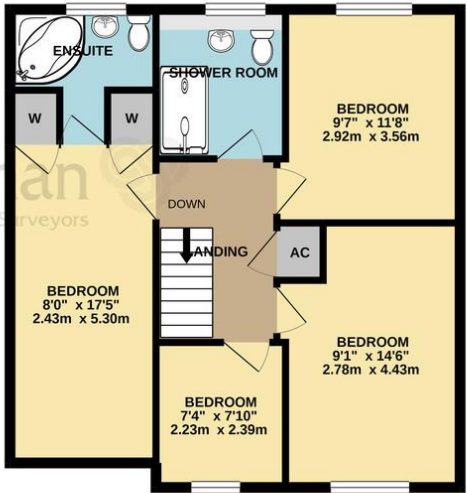
**Our Ref:** JGA/04112021

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

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



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## Agents' Notes

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