

# Durose Court

Bramshall, Uttoxeter, ST14 5NF

John   
German









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£500,000

A superbly presented and immaculately maintained executive style detached home providing well-proportioned, much improved and balanced family sized accommodation situated in a quiet and private cul-de-sac in this highly desirable village.





A viewing is strongly recommended of this extremely attractive modern style home to appreciate the recent works and improvements done by the current owners, plus the delightful position and plot in this lovely village.

Situated within walking distance of the village amenities which include the Butchers Arms public house and restaurant, butchers and adjoining shop, active village hall and church. There are numerous footpaths on the doorstep which wander through the surrounding countryside. Only a short drive away is Uttoxeter town centre and it's wide range of amenities. The nearby A50 links the M1 and M6 plus the cities of Derby and Stoke-on-Trent.

Accommodation: A tiled storm porch with an entrance door and glazed skylight leads to the welcoming hall which provides a lovely introduction to the property where stairs rise to the first floor and doors lead to the generously sized ground floor accommodation.

To the left is the spacious lounge which has a focal inglenook fireplace with a Baxi open fire and quarry tiled hearth plus a deep walk-in bay window to the front. Double doors open to the dining room presently used as a comfy sitting room having wide patio doors leading to a good sized brick and UPVC double glazed construction which provides further living space and a pleasant view over the garden with French doors leading to the patio.

A real wow factor of this property is the hugely impressive refitted kitchen and its separate dining/living area, having an extensive range of base and eye level units, work surfaces, inset sink unit set below the window overlooking the garden, fitted gas hob with extractor over, built-in double oven and space for further appliances including an American style fridge/freezer. French doors in the living/dining area open to the garden and a further door leads to the double garage.

Completing the ground floor space is the superior fully tiled shower room which has a modern suite incorporating a large double shower cubicle.

To the first floor the landing has a built-in airing cupboard, access to the loft and doors leading to the 4 good sized bedrooms, each able to accommodate a double bed and 4 of which have fitted Hammonds furniture. The spacious master bedroom has the benefit of a fabulous refitted en suite bathroom which has a contemporary white suite with complementary tiled splashbacks.

Completing the accommodation is the fitted family shower room which has a modern suite which again incorporates a large double shower cubicle and tiled walls.

Outside to the rear a paved patio provides a lovely entertaining area with an adjoining decked area which provides space for a hot tub leading to a delightful garden which is mainly laid to lawn with well-stocked beds and borders containing a large variety of shrubs and plants plus additional seating and gated access to the front.

To the front is a garden laid to lawn with borders. Shared block paved vehicular access leads to a wide driveway providing off road parking for 3 cars and access to the double garage which has 2 up and over doors, power and a fitted work surface with inset sink unit and appliance space (please note that one side of the garage is slightly shallower due to the shower room).

**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)

**Our Ref:** JGA/02092022

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













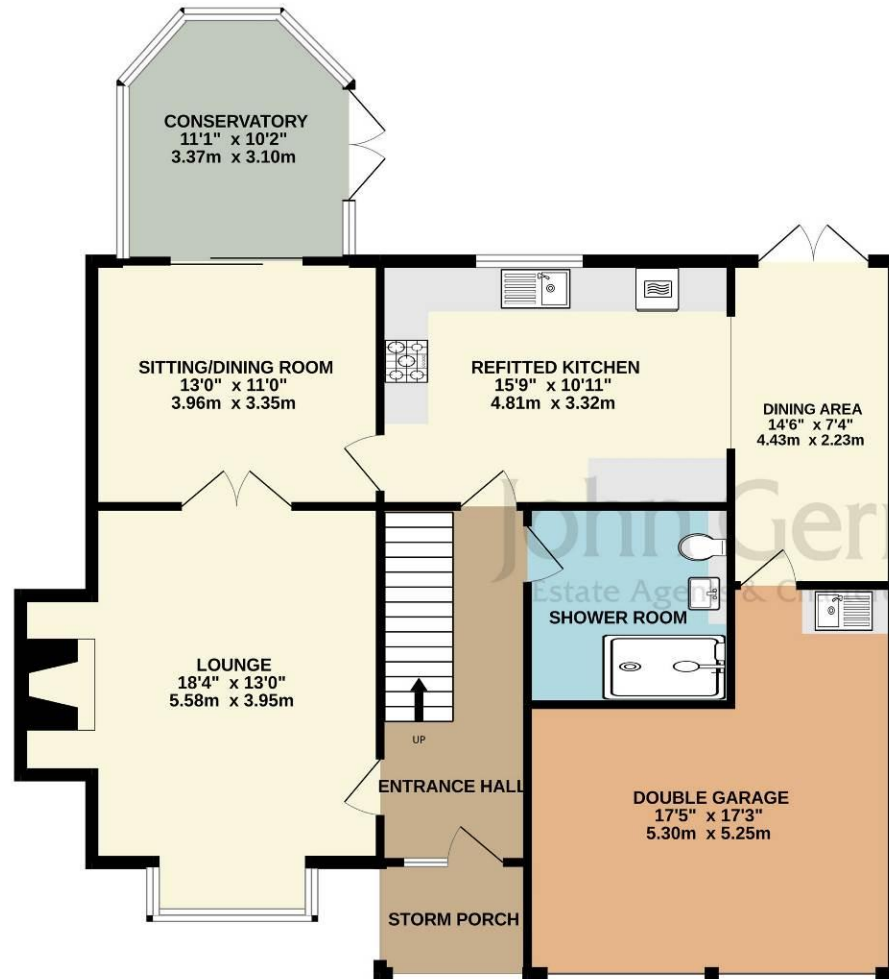




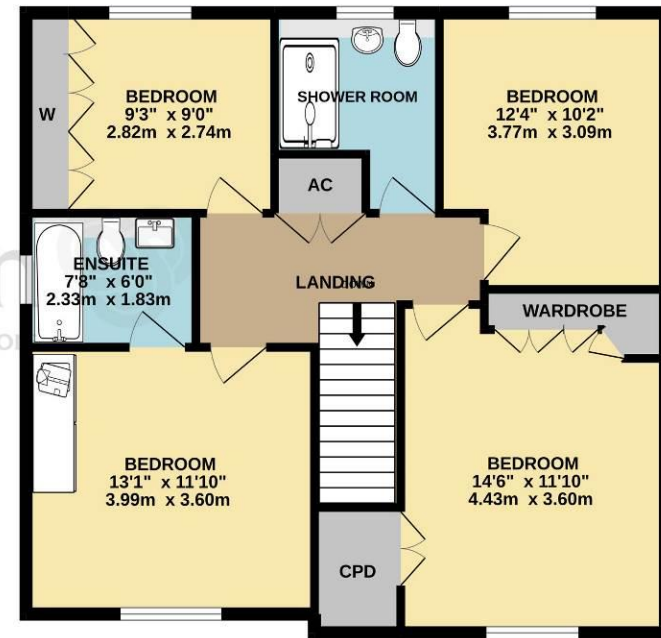




GROUND FLOOR



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		
69-80	C	72   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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