

Ivinson Way

Bramshall Meadows, Uttoxeter, ST14 5BF

John 
German





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£435,000

Stunning modern detached family home with enhanced and upgraded accommodation including a ground floor extension, occupying a delightful position on the very edge of this popular development.

Internal inspection of this truly magnificent family residence is absolutely essential to appreciate its true turn key condition and the improvement works done by the current owners, most significantly the ground floor extension which provides a spacious open plan living dining and refitted kitchen, replacement doors and windows and its extremely pleasant cul de sac position on the very edge of the Bramshall Meadows development.

Situated towards the outskirts of Uttoxeter but still within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, coffee houses and bars, public houses and restaurants, Bramshall Road park, the well regarded three tier school system, train station, modern leisure centre and multi screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy storm porch with a replacement uPVC part obscure double glazed entrance door with side lights opens to the welcoming hall providing an impressive introduction to the home with stairs rising to the first floor with storage cupboard beneath. Doors lead to the spacious ground floor accommodation and the fitted guest's cloakroom/WC.

Positioned to the front of the home is the well proportioned lounge which has wide dual aspect walk-in bay windows providing an abundance of natural light.

On the opposite side of the hall is the pleasant study which enjoys an open outlook.

Across the rear of the property is the magnificent extended L-shaped open plan living dining and refitted kitchen. The living area is immersed in natural light from wide French doors, window and skylights to the rear and has a focal contemporary log burner with a feature back plate and glazed hearth. The superior refitted kitchen has an extensive range of contrasting base and eye level units, an island, fitted worktops and an inset sink unit set below the rear facing window. There is space for a gas range stove with extractor hood over, an integrated microwave and dishwasher plus space for an American style fridge freezer.

Completing the ground floor is the refitted utility area that has base and eye level units, integrated washing machine and a replacement door to the side driveway.

To the first floor the landing has access to the loft and a built in airing cupboard housing the hot water cylinder. Doors lead to the four good sized bedrooms, three of which can easily accommodate a double bed plus the superior fitted family bathroom which has a white four piece suite incorporating both a panelled bath and a separate shower cubicle with complementary tiled splash backs.

The front facing master bedroom has a walk-in wardrobe and wide sliding patio doors leading to the balcony that enjoys a lovely outlook towards fields. It has the benefit of a luxury en suite that has a white three piece suite incorporating a double shower cubicle.

Outside - To the rear a spacious paved patio provides a lovely entertaining area enjoying a degree of privacy, an artificial lawn area, well stocked borders contain a variety of plants, enclosed by timber fencing to three sides and gated access to the front.

To the front is a garden laid to lawn with well stocked borders and a box hedge. A timber gate leads to the enclosed 'little orchard' containing a variety of fruit bearing trees. A double width tarmac driveway provides off road parking leading to the detached double garage that has power, an electric roller door and useful loft space above providing further storage.

what3words: conquest.contact.mountains

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

Our Ref: JGA/01062023

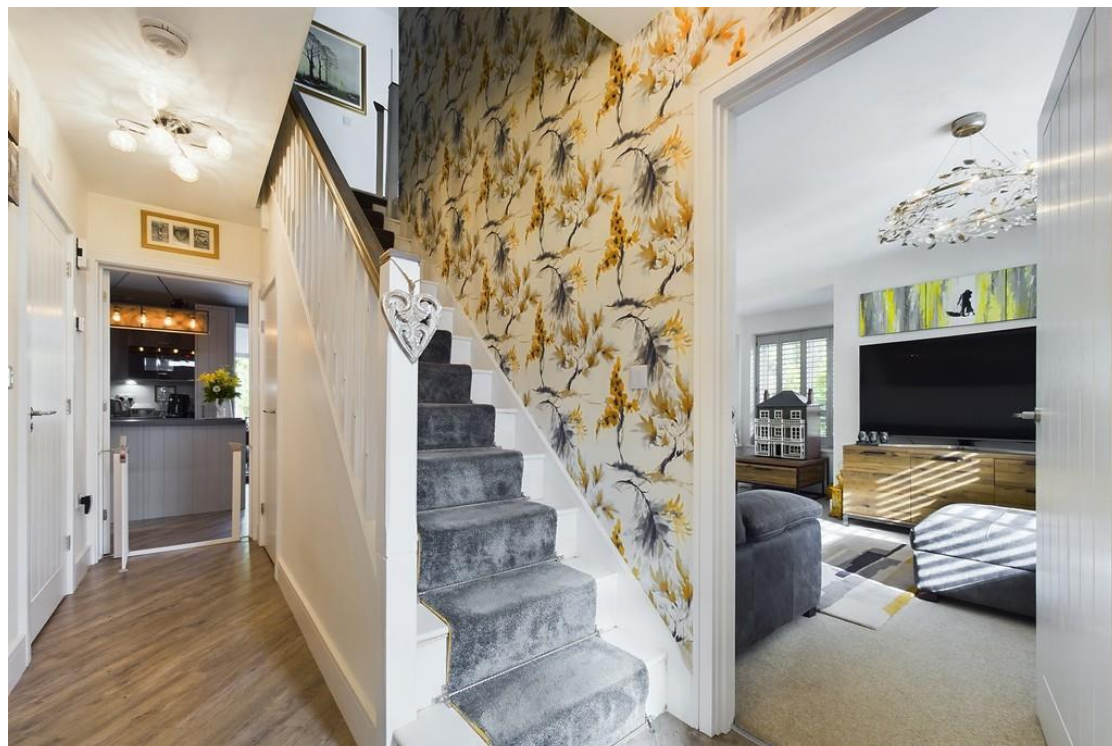
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band Band E





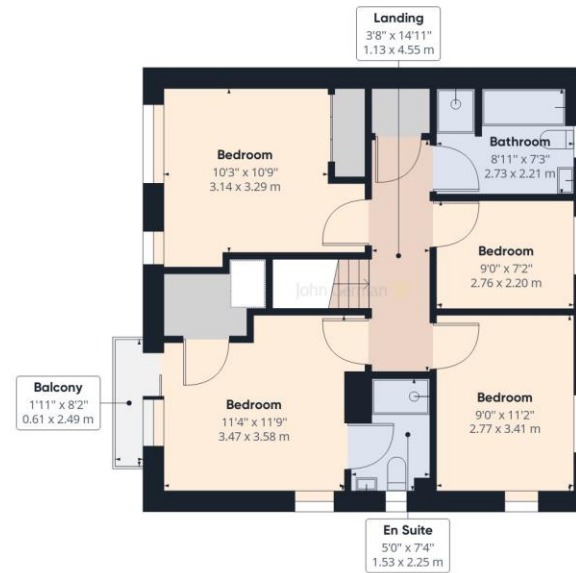








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1850.89 ft²

171.95 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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