

# Fraser Drive

Bramshall, Uttoxeter, ST14 5EH

John   
German





# Fraser Drive

Bramshall, Uttoxeter, ST14 5EH

£380,000

Attractive modern executive style detached home providing well proportioned and balanced, family sized accommodation, occupying a pleasant corner position on the popular cul de sac in the desirable area.



Internal inspection and consideration of this excellent family home is strongly recommended to appreciate its room dimensions and layout, exact corner position on the cul de sac and its condition. Built by St Modwen Homes in 2018 on the first phase of the popular Bramshall Meadows development, benefitting from off road parking and a garage to the rear.

Situated towards the edge of Uttoxeter but still within easy reach of local amenities including the new first school and Bramshall Road Park. The town centre and its wide range of amenities are also close by.

A composite part obscured glazed door with a side light, opens to the impressive hall where stairs rise to the first floor having a useful understairs cupboard below and doors lead to the generously sized ground floor accommodation and the fitted guest cloakroom/WC.

The real hub of this home is the impressive open plan living dining kitchen that extends to the full width of the home, providing ample space for both dining and soft seating, positioned to the rear, having dual aspect windows providing an abundance of natural light and French doors opening to the enclosed garden. There is a range of base and eye level units with work surfaces and matching breakfast bar with an inset sink unit set below one of the windows overlooking the garden, fitted five ring gas hob with extractor hood over, built in double oven plus an integrated dishwasher and fridge freezer. An arch leads to the utility room which has a fitted worktop and eye level units, plus space for appliances and a door to the side.

To the front of the property is the good sized lounge which has dual aspect windows including a wide walk in bay to the front. On the opposite side of the hall is the study which could equally be used as a family room/playroom or snug, depending on your requirements.

To the first floor, the landing has a built in airing cupboard and doors leading to the four good sized bedrooms, three of which can accommodate a double bed and the impressive fitted family bathroom which has a white modern four piece suite incorporating both a panelled bath and a separate shower cubicle. The spacious master bedroom benefits from a walk in wardrobe, patio doors leading to a small balcony and an excellent en suite shower room having a white modern suite incorporating a double shower cubicle. Additionally, bedroom two benefits from a built in double wardrobe and the third bedroom has the unique feature in this design of home of dual aspect windows including a Juliet balcony to the side.

Outside to the rear, a paved patio provides a pleasant entertaining area leading to the garden which is laid to lawn with well stocked borders, enclosed to three sides with gated access to the front. To the front is a garden laid to lawn with borders and a low level hedge, the border extending to the side elevation. Also to the rear is a driveway providing off road parking, leading to the single garage which has an up and over door, power and light.

What3words: requested.opens.celebrate

**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.

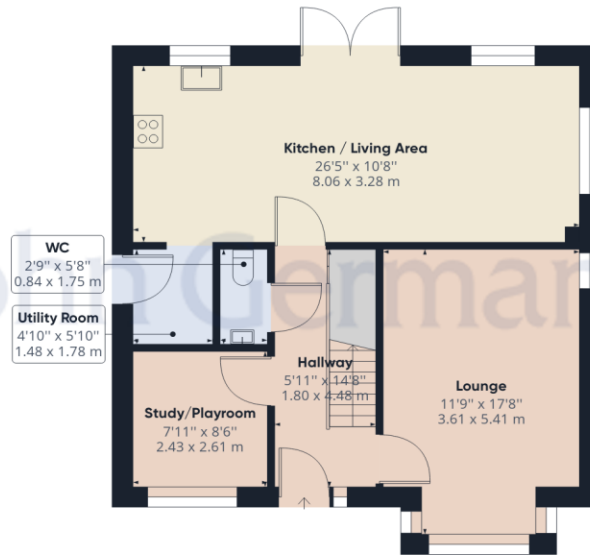
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05092023

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





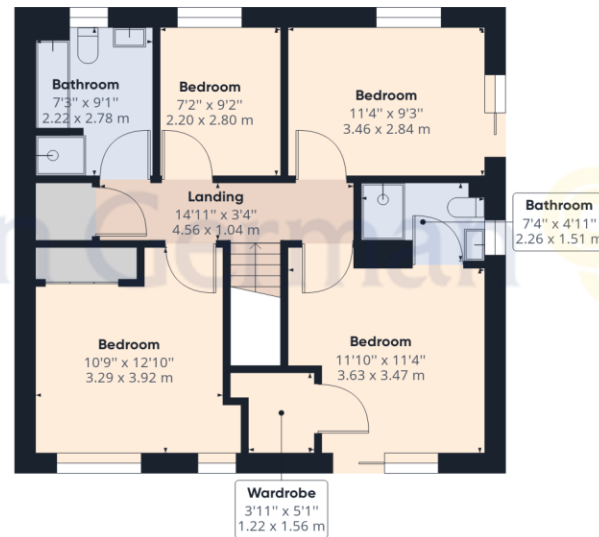


Ground Floor

Approximate total area<sup>(1)</sup>

1346.42 ft<sup>2</sup>

125.09 m<sup>2</sup>



Floor 1

(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.

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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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| 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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