

# Pugin Road

Bramshall , Uttoxeter, ST14 5FX



An attractive detached four bedroom family home situated on the popular Bramshall Meadows development within Uttoxeter.

£365,000



John German 

This four bedroom detached family home is situated on the popular Bramshall Meadows development towards the edge of town but is still within easy reach of amenities including the Bramshall Road park and the town centre and its wider range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, 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.

Internally the property comprises of a canopy porch with a composite entrance door with side panels opens to the hallway providing an impressive and welcome introduction to the home having carpeted stairs rising to the first floor landing with storage beneath, and doors open off into the ground floor accommodation and guest cloakroom.

To the left is the smaller reception room ideal as a home office/playroom or snug.

The guest cloakroom comprises of low level WC, wash hand basin with tiled splashback, ceiling light point and radiator.

The real wow factor and heart of the home is the impressive open plan kitchen/dining/living space, perfectly designed for modern family living and entertaining family & friends. Extending to the full width of the property having French doors opening to the garden, and two uPVC double glazed windows to the rear aspect, the kitchen is fitted with an extensive range of matching wall and base units, work surfaces and a breakfast bar, inset stainless steel sink with drainer and mixer tap over, fitted six ring gas hob with extractor over, built in double oven, integrated dishwasher and additional appliance space.

There is space for a large dining table and chairs and the living area is a warm and cosy space with uPVC double glazed window to the front aspect and a media wall with shelving, space for a television and electric fire.

Completing the ground floor is the utility room that has wall units and a fitted work surface, space for appliances and a door to the side drive.

To the first floor the landing has a built in airing cupboard and doors opening to the four bedrooms, the master bedroom having the benefit of both a walk in wardrobe and a superior en-suite incorporating a double shower cubicle.

The second bedroom benefits from a large double built in double wardrobe along with two uPVC double glazed windows to the front aspect, and bedrooms three and four are of generous proportions.

Finally the impressive family bathroom has a modern four piece suite incorporating a panelled bath with mixer attachment, half tiled walls, low level WC, wash hand basin, heated towel rail, spotlights to the ceiling and a separate shower cubicle

Outside - To the rear of the property is a fully enclosed garden laid mainly to lawn with paved patio seating area and gated access to the driveway, to the side of the property is a driveway to the side which provides off road parking leading to the single garage that has power points and an up and over door.

NHBC WARRANTY VALID FROM 2022

Please note there will be an estate charge payable once the estate is complete. **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:** JGA14112023

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







Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent