

Friesian Way

Bramshall Meadows, Uttoxeter, ST14 5FJ

John
German





A photograph of a modern interior hallway. The floor is covered in light-colored wood-look laminate. At the end of the hallway is a white front door with a vertical glass panel and a patterned rug. To the right, a staircase with beige carpeting and a dark grey handrail leads upwards. A single spherical pendant light hangs from the ceiling. On the left wall, there is a framed picture. A dark grey curtain is visible on the far left edge.

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£280,000

Attractive modern semi detached home with well maintained accommodation incorporating three double bedrooms and two en suites, occupying a pleasant position on the popular development.

Built by St Modwen Homes in 2021, internal inspection and consideration of this deceptive home is essential whether looking to make your first step onto the property ladder or moving either up or down it. Having three double bedrooms and three shower/bathrooms plus a downstairs WC and modern open plan ground floor living space. Occupying a pleasant position on phase two of the Bramshall Meadows development towards the edge of town but still within easy reach of local amenities. The town centre and its wide range of facilities are not too far away and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A composite part obscured double glazed entrance door opens to the welcoming hall providing an impressive introduction to the home with stairs rising to the first floor and doors to the ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite. The well proportioned living/dining area provides a pleasant entertaining space with a useful understairs cupboard and both a rear facing window overlooking the garden and wide French doors giving direct access to the patio and garden. The well equipped kitchen has an extensive range of base and eye level units with work surfaces and an inset sink unit below the front facing window, fitted gas hob with extractor hood over and electric oven under and fully integrated appliances including a dishwasher, washing machine and fridge freezer.

To the first floor, the landing leads to the three double bedrooms. The two rooms positioned at the front including the master both have built in double wardrobes and the benefit of impressive en suite shower rooms, each having modern white suites with complementary tiled splashbacks. The rear facing third bedroom has uPVC double glazed French windows and a Juliet balcony. Completing the accommodation is the fitted family bathroom having a white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above and complimentary tiled splashbacks.

Outside to the rear, a paved patio leads to the enclosed garden which is laid to lawn with gated access to the front. To the front is a garden also laid to lawn with a shrubbed border. Shared vehicular access leads to a double width tarmac driveway providing parking to the good sized garage which has an up and over door, power and light, and a personal door to the garden.

Agents notes: There will be a small charge for the maintenance of communal areas, at this stage the amount has not been confirmed or payable.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

What3words: [midfield.readings.poem](#)

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Drive & garage. **Electricity supply:** Mains. **Water supply:** Mains.

Sewerage: Mains. **Heating:** Gas central heating. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

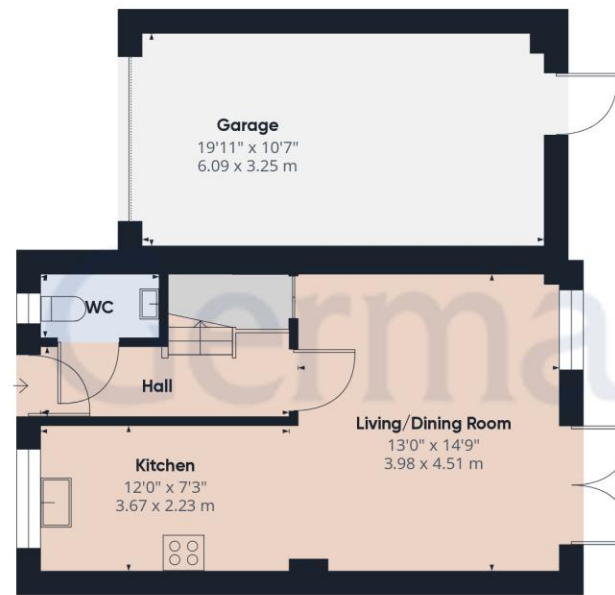
www.eaststaffsb.gov.uk

Our Ref: JGA/24012024

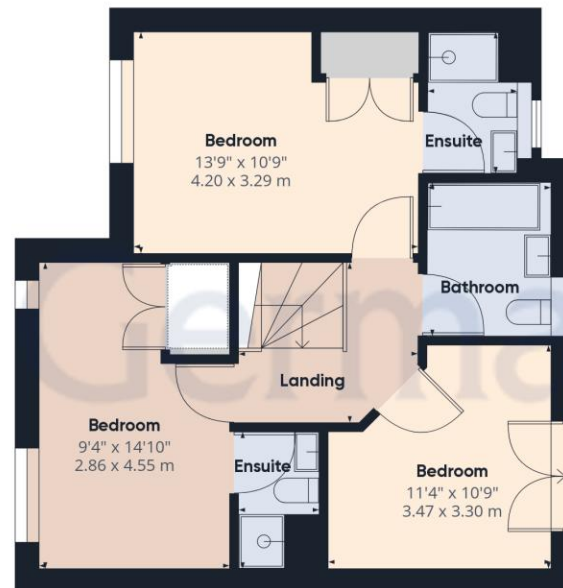
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Ground Floor



Floor 1

Approximate total area¹⁾

1131.96 ft²

105.16 m²

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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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