

Buckley Close

Bramshall, Uttoxeter, ST14 5NN

John
German





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£335,000

Well presented modern style detached family home with a hugely impressive open plan living dining kitchen extension, situated at the head of a small cul de sac in this desirable village.

For sale with no upward chain involved, internal inspection of this ideal family home is strongly recommended, most notably to appreciate the hugely impressive ground floor open plan living dining kitchen extension which runs across the width of the property with bi-fold doors opening to the westerly facing rear garden.

Situated at the head of a small cul de sac comprising only five properties located in this well respected and sought after village. It is within walking distance of the village amenities including The Butchers Arms public house and restaurant, Sargeant's local butchers and shop, active village hall and its church. Several public footpaths that run through surrounding countryside are also nearby. The town of Uttoxeter and its wide range of amenities are only a short drive away.

Accommodation - A traditional canopy storm porch with a replacement composite part obscure double glazed entrance door opens to the hall which has a tiled floor and doors leading to the ground floor accommodation and the guest's cloakroom/WC.

The generously sized lounge has a focal contemporary log burner set on a tiled hearth with a feature slate back, front facing window and stairs rising to the first floor with an under stairs cupboard.

Timber and part glazed folding doors open to the real hub of this home - the fabulous open plan living and dining kitchen which is immersed in natural light provided by the folding doors opening to the westerly facing garden in addition to a further window and three double glazed skylights. There is an extensive range of base and eye level units plus larder cupboards, fitted work surfaces and inset sink unit set below the window, fitted gas hob with an extractor hood over, two built in ovens, an integrated dishwasher and washing machine plus space for an American style fridge freezer.

To the first floor the landing has a built in airing cupboard and access to the loft plus doors leading to the four bedrooms, three of which have built in wardrobes. The front facing master has the benefit of its own en suite which has a white suite incorporating a corner shower cubicle. Completing the accommodation is the fitted family bathroom which also has a white three piece suite with complementary tiled splash backs.

Outside - To the rear the westerly facing garden is enclosed to three sides by timber panel fencing having a lawn and a natural stone paved patio, space for a shed and wood store. Gated access leads to the front that has a lawned garden. Shared vehicular access leads to a double width driveway which provides ample off road parking leading to the garage which has an up and door, power points and light.

what3words: observers.landscape.intent

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

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

Property construction: Traditional **Parking:** Drive and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard. Superfast available. 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 D

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

Our Ref: JG A/29012024

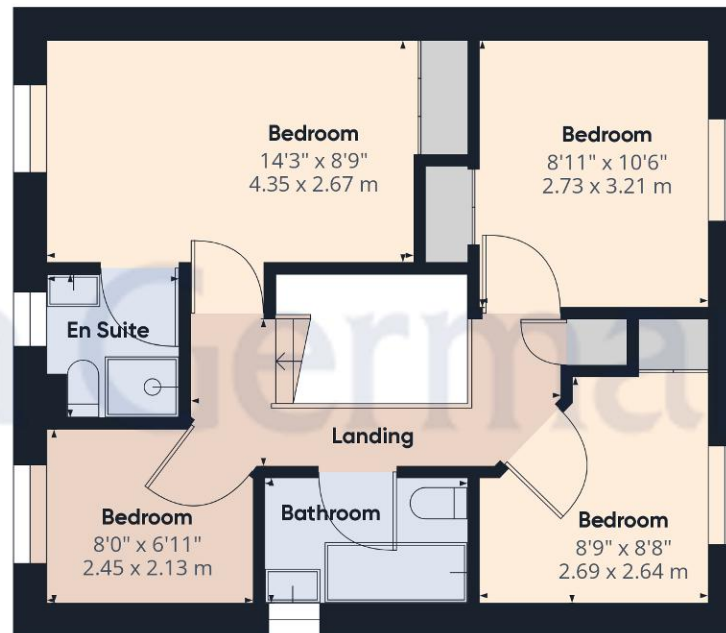
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Ground Floor



Floor 1

Approximate total area⁰

1271.96 ft²

118.17 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

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



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