

Mallens Croft

Bramshall, Uttoxeter, ST14 5NG

John
German





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£375,000

Deceptively spacious modern style detached home providing family sized accommodation, occupying a pleasant position in the highly desirable village.



Well maintained and tastefully presented by the current owners who have lived in the property since new. The property also offers potential for personalisation. Providing balanced accommodation incorporating four good sized bedrooms with two en suite shower rooms, occupying a delightful plot with a double width driveway and a westerly facing rear garden.

Situated in the hugely popular and well respected village within easy walking distance to its amenities including the Butchers Arms public house and restaurant, Sergeants Butchers and adjoining shop, active village hall and the church. Walks through the surrounding countryside are also close by. The town of Uttoxeter and its wide range of amenities is only a short drive away and the nearby A50 dual carriage way links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A feature vaulted porch with a timber and part obscured glazed entrance door opens to the welcoming hall where stairs rise to the first floor having a useful cupboard beneath and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

To the front is the fitted breakfast kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window, space for a gas cooker with an extractor over and an integrated fridge freezer. A door leads to the fitted utility room having a fitted work surface and inset sink unit with a matching kitchen cupboard below, space for appliances and a door to the outside.

Positioned to the rear of the home is the generously sized lounge which has a focal fireplace with a living flame effect electric fire and a window overlooking the garden. A wide arch leads to the dining room with wide sliding patio doors opening to the well proportioned brick base and uPVC double glazed constructed conservatory providing additional living space having a tiled floor, power points and light, and French doors opening to the patio and pleasant garden.

To the first floor, the landing has a built in airing cupboard housing the hot water cylinder and access to the part boarded loft via a fitted pull down ladder. Doors open to the four good size bedrooms, three of which can accommodate a double bed and the family bathroom which has three piece suite.

The front facing master bedroom has a bank of built in Hammond wardrobes and an en suite shower cubicle which has a three piece suite incorporating a corner shower cubicle with a power shower over.

The second bedroom is also front facing having a fitted double wardrobe with mirrored doors set back in a recess and a fitted en suite shower room, also having a three piece suite with a shower cubicle and electric shower over.

Outside to the rear, the westerly facing enclosed garden has a slabbed patio providing a pleasant entertaining and seating area leading to the lawn which has well stocked beds and borders containing a variety of shrubs and plants, greenhouses and gated access to the front.

To the front is a garden laid to lawn with a beech hedge to two sides. A double width tarmac driveway provides off road parking leading to the garage which has an up and over door, power and light.

Agents note: Neighbouring properties have access across the end of the drive .

What3words: lifts.loom.daydream

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

(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 E

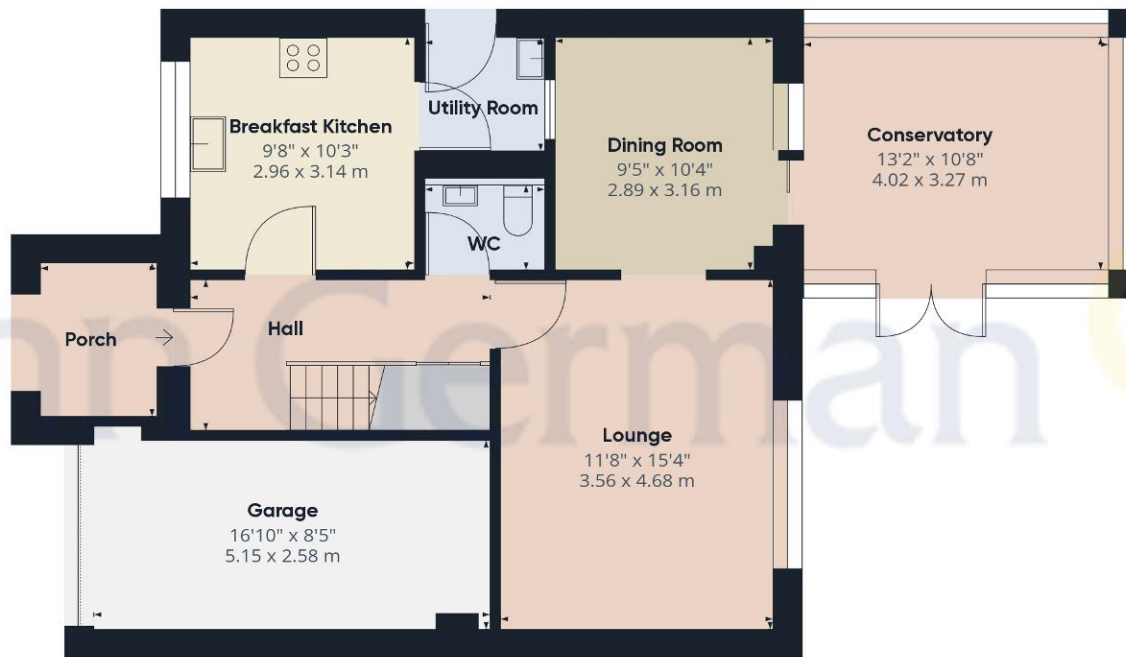
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsb.gov.uk

Our Ref: JGA/19032024

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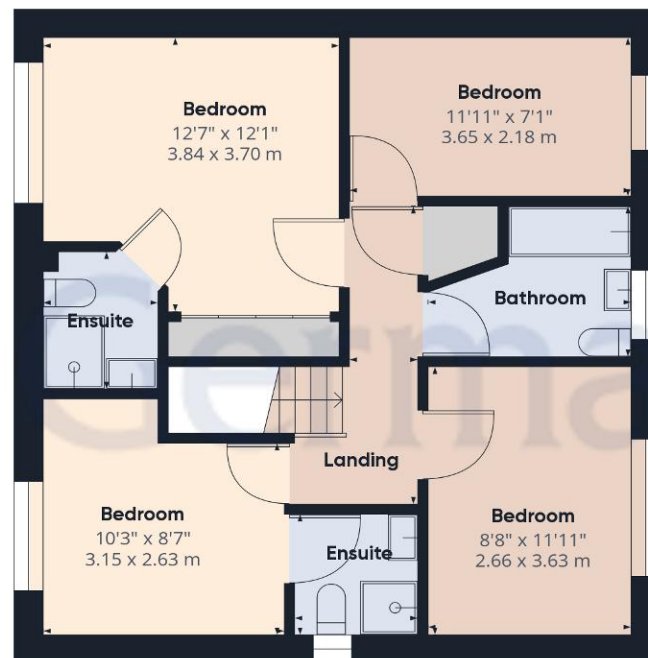


Ground Floor

Approximate total area⁽¹⁾

1497.82 ft²

139.15 m²



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

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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		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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