

# Ivinson Way

Bramshall, Uttoxeter, ST14 5BF

John German





# Ivinson Way

Bramshall, Uttoxeter, ST14 5BF

£499,995

Attractive executive style detached home providing spacious family sized accommodation set over three floors extending to over 2400 sq.ft, situated on the edge of this popular development.

Recently redecorated and refreshed throughout, viewing of this extremely well proportioned family residence is imperative to appreciate its layout, room dimensions, condition and specification plus its exact position on the popular Bramshall Meadows development built by St Modwen Homes in 2017.

Located towards the edge of Uttoxeter yet still within easy reach of local amenities and the town centre with its wide range of facilities. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A composite and part obscure double glazed entrance door and uPVC double glazed surround opens to the welcoming reception hall having built in storage and stairs leading to the first floor. Doors to the ground floor accommodation and the fitted guest's cloakroom/WC.

The well proportioned lounge extends to the full depth of the property having triple aspect windows providing an abundance of natural light including wide French doors opening to the rear garden.

Positioned to the rear of the property is the refitted dining kitchen which has an extensive range of base and eye level units including larder cupboards and pan drawers, quartz worksurfaces with an inset sink unit, a gas range stove (included) with an extractor hood over, two integrated dishwashers and wine cooler plus an American style fridge freezer. uPVC double glazed French doors open to the garden and a door leads to the fitted utility room which has base and eye level units with worktops, inset sink unit, a washing machine, further appliance space and a side facing window.

Completing the ground floor is the dual aspect study which could easily be used as a TV or playroom, depending on your requirements.

To the first floor the mezzanine landing has stairs rising to the second floor and built in storage cupboards. Doors lead to three good sized bedrooms, all able to accommodate a double bed and two have the benefit of superior en suite shower rooms including the dual aspect master which also has a walk-in wardrobe/dressing room.

The superior family bathroom also has a white suite incorporating both a panelled bath and a separate double shower cubicle.

To the second floor a further mezzanine landing has access to the loft and doors to two further double bedrooms and a separate shower room which has a superior white suite incorporating a double shower cubicle.

Outside - To the rear a paved patio extends to the full width of the property and leads to the wide garden laid to lawn having a further decked seating area with a pergola providing a blank canvas to be landscaped as you please. Gated access leads to the front that has a garden laid to lawn with well stocked beds and borders.

Shared vehicular access leads to the side of the property where a double width driveway provides ample parking and access to the detached double garage which has an up and over door, power points and light.

**Note:** There is an annual charge for the maintenance of communal areas, currently £370 that is paid in two instalments.

**what3words:** surpasses.weekend.unscathed

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** Fibre (1GB)

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 F

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

**Our Ref:** JGA/08042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



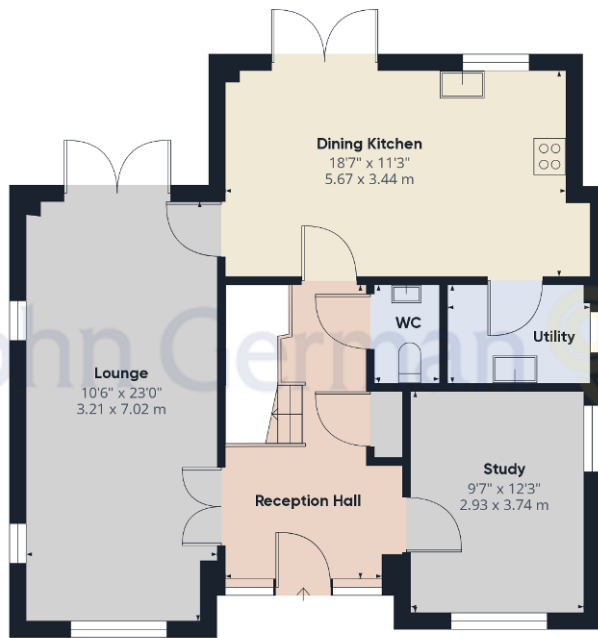








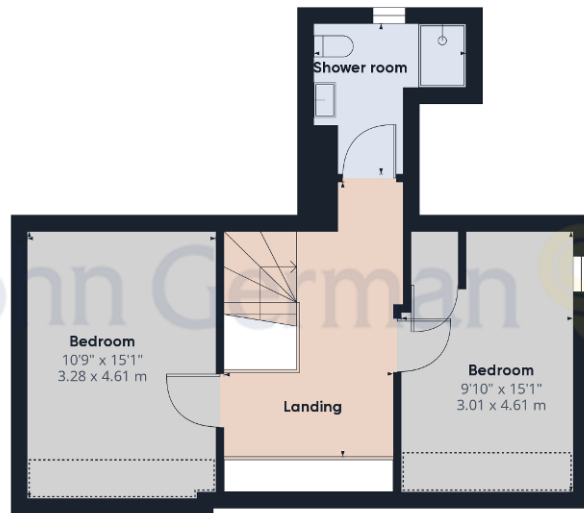




Ground Floor



Floor 1



Floor 2

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

1997.98 ft<sup>2</sup>


185.62 m<sup>2</sup>

**Reduced headroom**

43.81 ft<sup>2</sup>

4.07 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## 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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 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

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



