

Dexter Drive

Bramshall Meadows, Uttoxeter, ST14 5FL



A Modern Semi-detached family home situated on the Popular Bramshall Meadows Development within Uttoxeter.

£235,000



John German

This three bedroom semi-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 entrance door opening into the entrance hallway with carpeted flooring and stairs rising to the first floor landing and doors opening into the guest cloakroom and open plan kitchen/living. The open plan kitchen/living area is the heart of the home and has a range of matching wall and base units with laminate worksurfaces over with integrated oven with gas hob and extractor above, inset stainless steel sink with drainer and mixer tap over. There is a large living space with carpeted flooring, two ceiling light points and UPVC double glazed French doors opening out onto the rear garden.

Upstairs on the first floor landing there are doors off to the three bedrooms and family bathroom, there are two generous doubles and one smaller single, along with the modern family bathroom.

Outside to the front of the property is a driveway providing off-road parking for two/three vehicles. To the rear of the property the garden is a fully enclosed garden mainly laid to lawn with patio seating area, further raised lawn garden, decking, garden shed and gravelled borders.

10 YEAR NHBC WARRANTY FROM 2019

ANNUAL ESTATE CHARGE OF APPROXIMATELY £185 PER ANNUM

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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

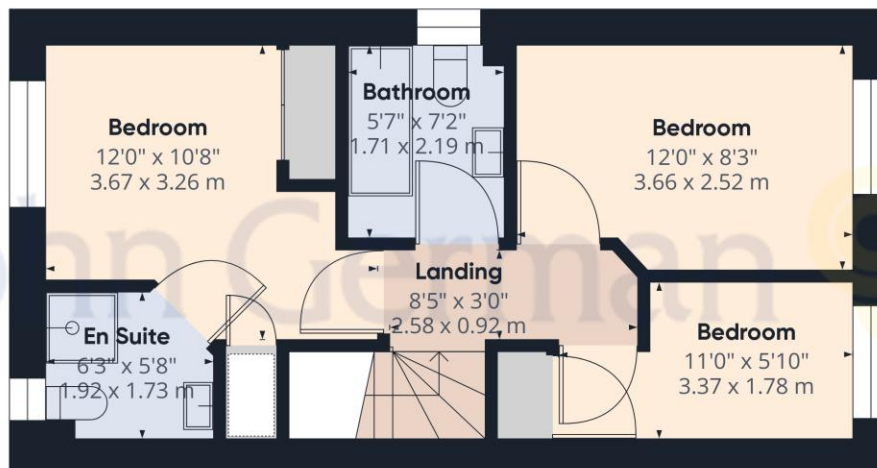
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07062024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
786.83 ft²
73.1 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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