

Friesian Way

Bramshall Meadows, Uttoxeter, ST14 5FJ

John German





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£295,000

Good looking modern detached home with well presented and generously sized accommodation suitable for a variety of potential buyers, occupying a pleasant position towards the edge of the popular development.

Whether looking for your first home or moving either up or down the property ladder, internal inspection of this lovely detached home is strongly recommended to appreciate its balanced accommodation combining semi open plan living space with good sized bedrooms.

Occupying a wonderful position towards the edge of phase two of the Bramshall Meadows development, built by St Modwen Homes in 2021, the property enjoys a pleasant outlook to the front. Located handily in a popular area for local amenities including a Tesco Express mini supermarket, and the town centre and its wide range of amenities are not too far away.

A composite part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor with a useful understairs cupboard, with doors leading to the ground floor accommodation, the fitted downstairs WC having a modern white suite, and the useful laundry room which has a fitted work surface and space for appliances. The impressive living/dining room extends to the full depth of the home, emersed in natural light provided by a full height front facing window enjoying the pleasant outlook, and wide uPVC French doors opening to the rear garden. The well equipped open plan kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the rear garden, fitted stainless steel gas hob with a matching splashback and extractor hood over, built in double electric oven, plus integrated appliances including a dishwasher and fridge freezer.

To the first floor, the landing has built in storage and a loft hatch, plus doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed with both having built in wardrobes. The front facing master has the full height window enjoying the front outlook, and the benefit of a superior en suite shower room which has a modern en suite incorporating a double shower cubicle. Completing the accommodation is the family bathroom, also having a superior suite incorporating a panelled bath with a mixer tap and shower attachment and a glazed screen above.

Outside to the rear, a paved patio leads to the enclosed garden which is laid to lawn providing a blank canvas to landscape as you wish, with storage space behind the garage and gated access to the front. To the front is a well stocked shrubbed fore garden. Shared access leads to a driveway which extends to the side of the home providing ample parking and leading to the good sized detached single garage which has an up and over door, power points and light.

What3words: flexibly.breed.cookery

Agents note: We are advised there will be a small annual charge for the maintenance of communal areas on the development.

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

Property construction: Standard

Parking: Drive & garage

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

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

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

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

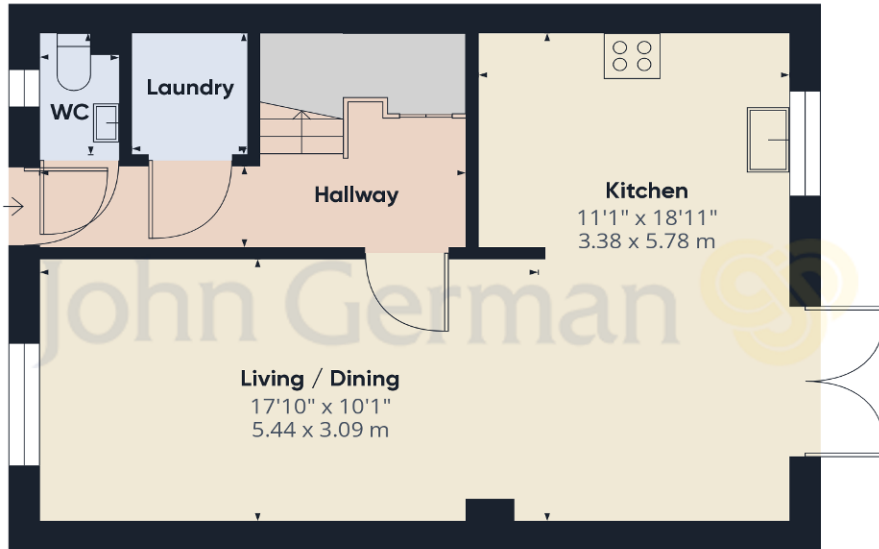
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

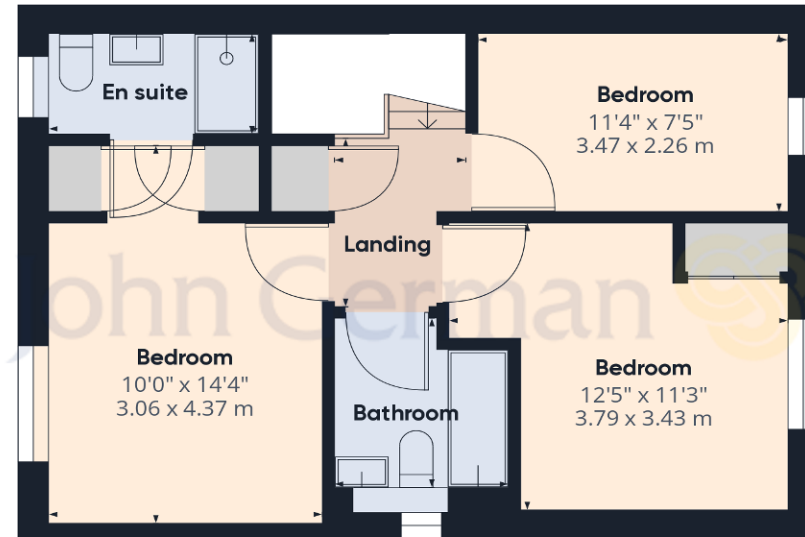
Our Ref: JGA/20062024



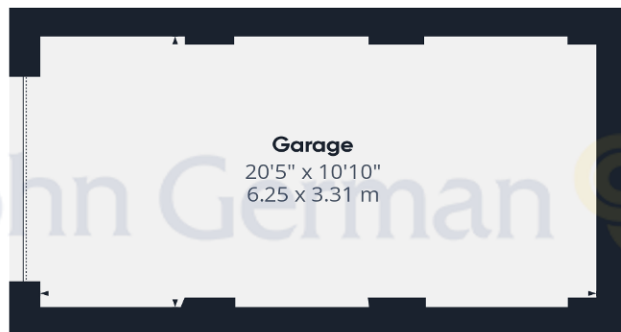




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1183.83 ft²
109.98 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.



Agents' Notes

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Referral Fees

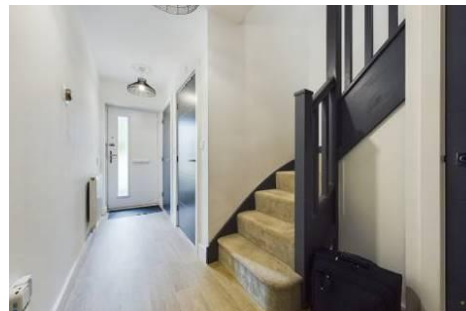
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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