

Broomyclose Lane
Stramshall, Uttoxeter, ST14 5AN

John German





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£325,000

Beautifully presented and appointed detached home backing onto fields with immaculately maintained accommodation in true 'turnkey' condition, occupying a delightful plot and position in the popular village.



Whether looking to move up or down the property ladder, internal inspection and consideration of this hugely impressive home is absolutely essential to appreciate the amount of care invested into the home by the current owners over the past 47 years. For sale with no upward chain involved, the property also benefits from delightful gardens which back onto fields at the rear, enjoying a far-reaching view. Situated in the popular village of Stramshall within walking distance to the active village hall, plus numerous walks through the surrounding countryside which are on the doorstep. The town of Uttoxeter and its wide range of amenities are only a short drive away, as are the world headquarters of JCB and the A50 dual carriageway which links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

An enclosed porch with a replacement composite part obscure double glazed entrance door and glazed sidelight opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor having a useful under stairs cupboard, and light oak doors leading to the ground floor accommodation. The generously sized lounge has a wide front facing window providing an abundance of natural light, and a focal living flame effect fire with a feature marble surround and hearth. Light oak and glazed bifolding doors open to the separate dining room having a part glazed door to the kitchen and sliding patio doors leading to the good-sized conservatory which provides additional entertaining and reception space, enjoying views over the garden and the countryside beyond, having heating, power and French doors opening to the patio. The impressive kitchen has a range of base and eye level units with fitted timber work surfaces and an inset sink unit set below the rear facing window overlooking the garden and surrounding countryside, a fitted electric hob with a modern extractor hood over, double electric oven under and an integrated fridge. A light oak door returns to the hall and a further part glazed door leads to the fitted utility room which has base units with fitted worktops, plumbing for a washing machine and space for a fridge freezer, a side facing window, and a part glazed door opening to the garden. Doors lead to the garage and to the fully tiled downstairs WC which has a modern white two piece suite and a side facing window.

To the first floor, the pleasant landing has a window providing natural light and doors leading to the three bedrooms, two of which can easily accommodate a double bed. The rear facing master has fitted wardrobes to one side and a fabulous far-reaching view. Bedroom three also benefits from a built-in wardrobe and the loft hatch. Completing the accommodation is the superior fully tiled family bathroom having a modern four-piece suite incorporating both a standalone ball and claw bath and a separate double shower cubicle with a mixer shower over, plus fitted cabinets.

Outside to the rear, a natural stone effect paved patio provides a delightful seating and entertaining area enjoying a good degree of privacy and taking full advantage of the far-reaching views, leading to the well tended garden which is mainly laid to lawn with shaped borders containing a large variety of shrubs and plants, backing onto fields. There is a timber constructed shed, space for a summerhouse and gated access to the front. To the front, there is an equally well tended garden, laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, enclosed by a low-level box hedge. A block paved driveway provides off road parking, leading to the garage which has an electronically operated roller door, power and light, fitted storage and direct access into the home.

What3words: panoramic.moats.patch

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

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

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

Broadband type: Cable - 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: JGA/10102024



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Ground Floor

Approximate total area⁽¹⁾

1269.39 ft²

117.93 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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