

Dexter Drive

Bramshall Meadows, Uttoxeter, ST14 5FL

John
German





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£355,000

Well presented modern detached home providing generously proportioned and balanced family sized accommodation including a living dining kitchen, situated on a popular development.



Internal inspection and consideration of this excellent family home is highly recommended to appreciate its room dimensions and layout, especially to the ground floor where you will find two separate reception rooms and an impressive open plan living dining kitchen, its condition throughout and the exact position on Phase 1 of the popular Bramshall Meadows development built by St Modwen Homes in 2020.

Accommodation - A part obscure double glazed entrance door and side windows open to the welcoming central hall providing a lovely introduction to the home with stairs rising to the first floor and a cupboard below. Doors lead to the spacious ground floor accommodation and the fitted guest's cloakroom/WC.

Positioned at the front of the home either side of the hall are the two separate reception rooms comprising the comfortably sized lounge and the study which could alternatively be used as a sitting room or playroom, depending on your needs.

The hub of this home is the large living dining kitchen which extends to the full width of the property, having wide French doors opening to the rear garden plus two further windows providing additional light. There is a range of base and eye level units with fitted work surfaces and an inset sink unit set below one of the windows, a fitted six ring gas hob with an extractor hood over, a built in double electric oven, integrated dishwasher and fridge freezer plus space for further appliances.

To the first floor the landing has a built in airing cupboard and doors leading to the four bedrooms, three of which can easily accommodate a double bed, and the superior family bathroom which has a four piece suite incorporating both a panel bath and a separate shower cubicle.

The front facing master has the benefit of both a walk in wardrobe and a superior en suite shower room having a white suite incorporating a double shower cubicle. The front facing second bedroom also benefits from a built in double wardrobe.

Outside - To the rear a wide paved patio leads to the enclosed garden laid mainly to lawn with gravelled beds and an additional decked seating area at the top of the garden plus gated side access.

To the front is a small low maintenance foregarden and a low level laurel hedge. A tarmac driveway to the side of the property providing off road parking leading to the garage which has a n up and over door and power.

Note: We are advised there is an annual charge for the maintenance of communal areas on the development.
what3words: blushed.departure.pressing

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: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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/>

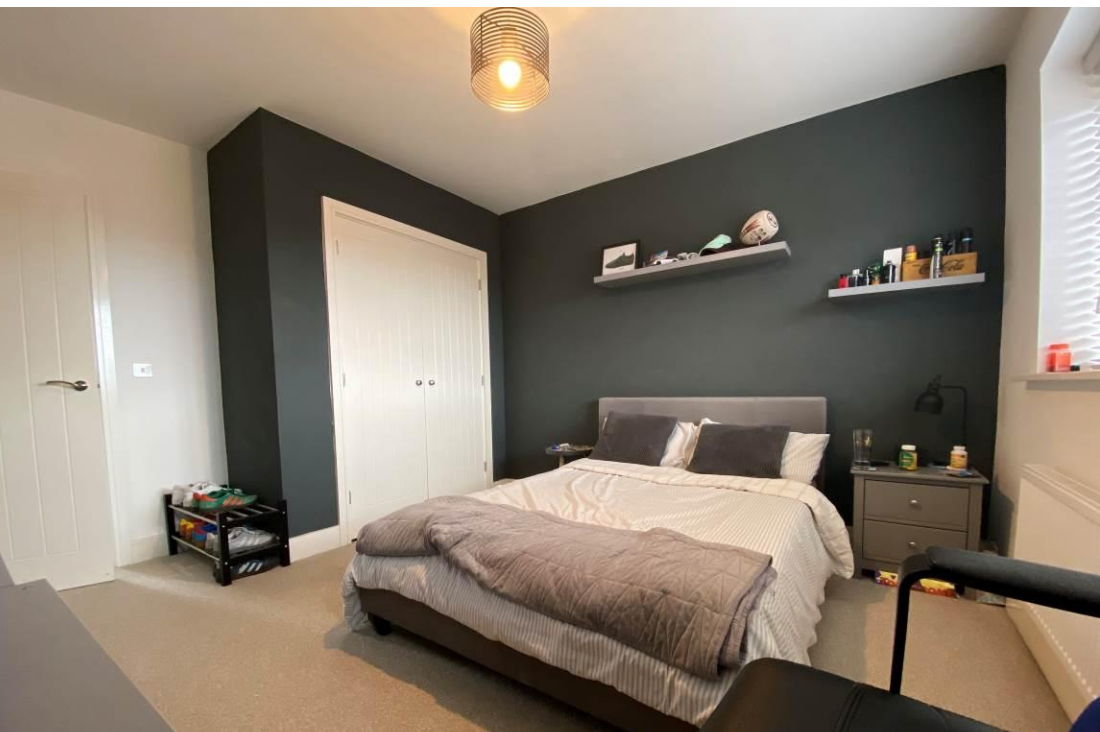
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

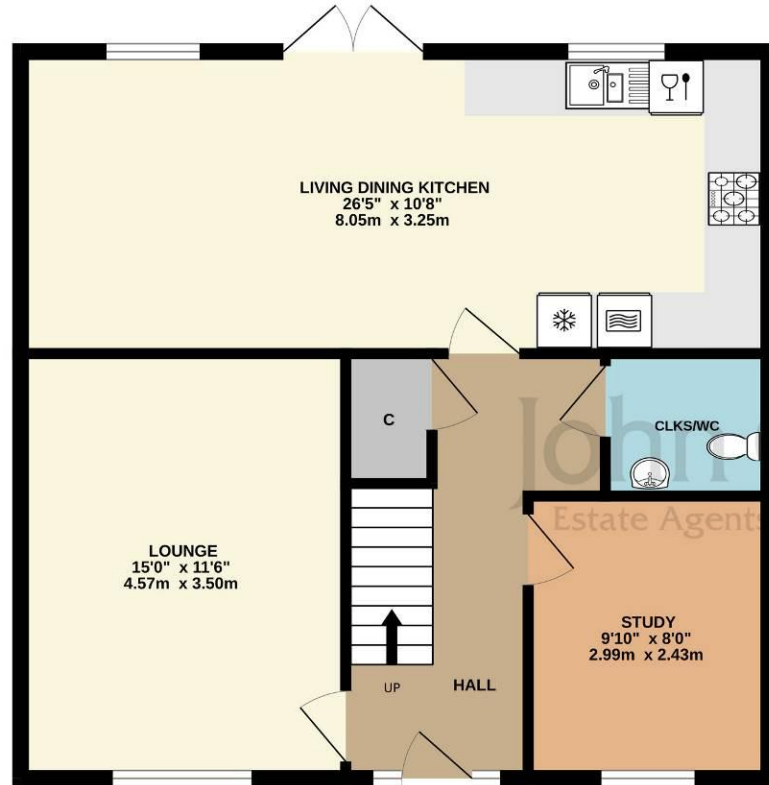
Our Ref: JGA/28102024

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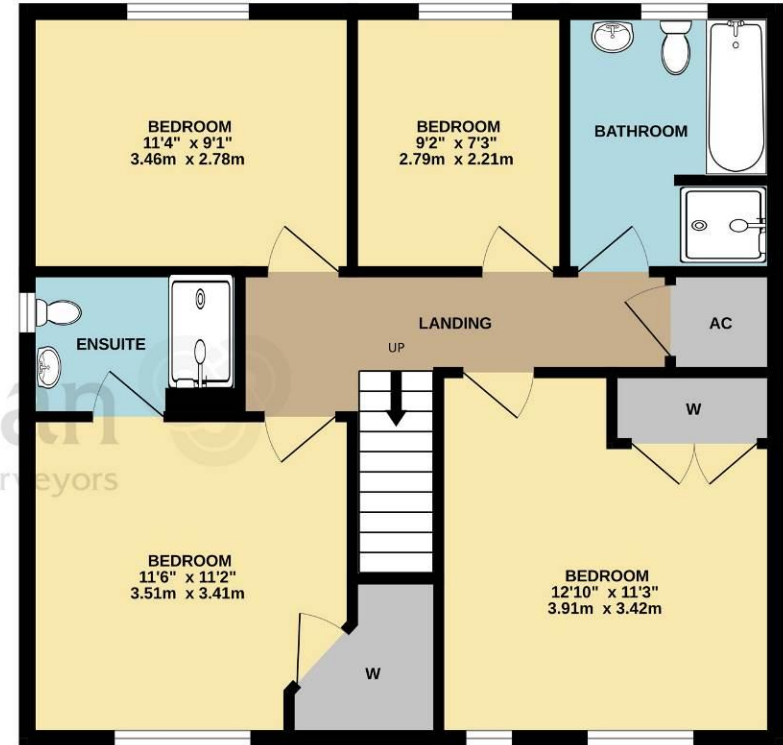




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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