

Mallens Croft

Bramshall, Uttoxeter, ST14 5NG

John German







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£399,000

Beautifully presented and immaculately maintained modern detached home providing deceptively spacious family sized accommodation, occupying a delightful position within the highly sought after village.

Internal inspection and consideration of this highly impressive home is essential to appreciate its room dimensions and layout providing a lovely balance between the ground floor living space and bedroom sizes, condition throughout and its delightful position set back from the quiet road benefitting from a southerly facing rear garden. Immaculately maintained and improved by the current owner, the home also provides further potential to remodel its layout if desired.

Situated in the highly regarded and sought after village within walking distance to its amenities including the Butchers Arms public house and restaurant, Sargeant's butchers and shop, active village hall and picturesque church. Several walks through the surrounding countryside are also on the doorstep. The town of Uttoxeter and its wide range of amenities are only a short drive or brisk walk away.

Accommodation: A canopy porch with a part obscured double glazed entrance door opens to the welcoming hall providing a delightful introduction to the home, with stairs rising to the first floor and doors to the spacious ground floor accommodation.

To the front of the home is the study, also making an ideal family room or playroom depending on your needs. Behind is the well-proportioned lounge which has a focal fireplace with a living flame effect gas fire and wide double glazed sliding patio doors opening to the extremely impressive garden room, overlooking the garden and immersed in natural light enhanced by the double glazed skylight, with recessed lighting, power and light, vertical radiator and French doors opening to the garden. A fabulous additional room providing extra living space.

The dining room is also positioned towards the rear of the home overlooking the garden.

The fitted kitchen is positioned to the front of the property, having a range of base and eye level units with worktops and a n inset sink unit set below the window, a fitted gas hob with extractor over and double electric oven under, plus an integrated dishwasher and fridge freezer and an understairs cupboard. A door opens to the utility room which has fitted work surfaces, inset sink unit, plumbing for a washing machine and a wall mounted gas combination central heating boiler, a door to the side elevation and doors to both the dining room and the fitted guest cloakroom/WC.

To the first floor the landing has a built in airing cupboard and access to the loft, plus doors leading to the four good size bedrooms, three of which can accommodate a double bed and have built-in wardrobes. The front facing master has the benefit of a fitted ensuite shower room, refitted approximately 4 years ago, having a modern white suite with tiled splashbacks and half tiled walls. Completing the accommodation is the fitted family shower room which was also replaced approximately 4 years ago, also having a modern white suite, this time incorporating a double shower cubicle with a mixer shower over and feature tile splashbacks.

Outside: To the rear there is a lovely, enclosed southerly facing low maintenance garden, predominantly paved with well stocked borders, enjoying a degree of privacy with gated access to the front. To the front is a garden laid to lawn with gravelled edging and shrub borders. A right of access leads to the double width drive which provides off road parking and the detached double garage, which has two electric roller doors, power and light plus storage space above.

What3Words: overheard.toothpick.king

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:** Driveway & double garage **Electricity supply:** Mains

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

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

Broadband 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 E

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

Our Ref: JGA05022025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1515.56 ft²
140.8 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.

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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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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