

# Pugin Road

Bramshall, Uttoxeter, ST14 5FX



Well presented modern semi detached home suitable for a variety of potential buyers, occupying a lovely plot and position on phase two of the popular development.

£227,500

John German 

An ideal first home, up or downsize, or a buy to let investment, viewing of this delightful modern home is essential to appreciate its exact position on phase two of the popular Bramshall Meadows development. Built in 2022 and tastefully personalised by the current owner, the property benefits from a south westerly facing enclosed rear garden.

Situated towards the edge of town but still within easy reach of local amenities, plus the town centre with its wide range of facilities is not too far away.

A composite entrance door opens to the welcoming hallway where stairs rise to the first floor with a useful understairs cupboard and doors lead to the ground floor accommodation and the fitted WC which has a white two piece suite.

At the rear of the home is the comfortably sized lounge which extends to the full width of the home with wide uPVC double glazed French doors opening to the garden and providing direct access to the patio.

The fitted dining kitchen has a range of base and eye level units with worksurfaces and an inset sink unit, fitted gas hob with a stainless steel splashback and matching extractor hood over, built in double electric oven and integrated appliances including a dishwasher, washing machine and fridge freezer.

To the first floor, the landing has access to the partially boarded loft and doors leading to the three bedrooms, two of which can accommodate a double bed. The front facing master has a built in wardrobe with mirrored doors and a fitted en suite shower room which has a white suite incorporating a shower cubicle with an electric shower over, plus contrasting tiled splashbacks.

Completing the accommodation is the fitted family bathroom, also having a white suite incorporating a panelled bath with a mixer tap and shower attachment, and a fitted glazed screen above.

Outside to the rear, the enclosed south westerly facing garden is mainly laid to lawn, providing a blank canvas to landscaped as you wish, with a paved patio providing a lovely seating and entertaining area adjacent to the French doors in the lounge. To the front is a garden laid to lawn and a tarmac driveway extending to the side of the home, providing off road parking.

**Agents note:** There is a small annual charge for the maintenance of the communal areas on the development.

**What3words:** carry.insulated.staked

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24022025

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Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
723.98 ft<sup>2</sup>  
67.26 m<sup>2</sup>

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

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 RICS

 arta  
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 naea  
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PROTECTED

 The Property  
Ombudsman

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APPROVED CODE  
TRADING STANDARDS UK

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