Ivinson Way

Bramshall Green, Uttoxeter, ST14 5EQ

John German

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£265,000

Attractive semi-detached home with generously sized accommodation set over three floors built by Bellway Homes, situated on a popular development with double width parking and an attached garage.

Ideal whether looking for your first home, moving either up or down the property ladder, or for a buy-to-let investment. Viewing and consideration of this well-proportioned home is highly recommended to appreciate its well-planned layout, room dimensions and its pleasant position on the popular development. Built by Bellway Homes in 2021 and providing the opportunity to move straight into the home and make it your own.
Situated on the Bramshall Green development towards the edge of Uttoxeter within easy walking distance to the First School, open spaces and local amenities including Bramshall Road Park. It is also within easy reach of the town and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A traditional canopy porch with 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, and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC having a modern two-piece suite.
To the rear of the home is the generously sized lounge, extending to the full width of the property with wide uPVC double glazed French doors opening to the garden.
To the front is the dining kitchen which has a range of contrasting base and eye level units with fitted worksurfaces and an inset sink unit set below the window, a fitted gas hob with extractor hood over and electric oven under, plus an integrated fridge freezer and space for a washing machine.

To the first floor, there is a useful built in cupboard and doors leading to the two good sized bedrooms, both able to accommodate a double bed and furniture, plus the superior fitted family bathroom which has a white modern three-piece suite with complementary tiled splashbacks.
Also off the landing, a door leads to the useful study/music room/reading area which has a front facing window and stairs rising to the excellent master suite which extends to the whole of the second floor space, comprising a good size double bedroom, a separate dressing room having a double glazed skylight to the rear, and an ensuite shower room which has a modern white three piece suite incorporating a double shower cubicle with a mixer shower over and complementary tiled splashback.

Outside - To the rear the enclosed garden provides a blank canvas to landscape as you wish, enjoying a degree of privacy with a paved patio leading to the lawn. To the front is a small lawn with borders.
A double width tarmac driveway provides off-road parking leading to the attached garage which has an up and over door, power and a personal door to the rear patio.

W3W: snack.reporting.bearings
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. There is a small annual charge for the maintenance of the communal area on the development.
Property construction: Standard
Parking: Double width drive & garage
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09032026

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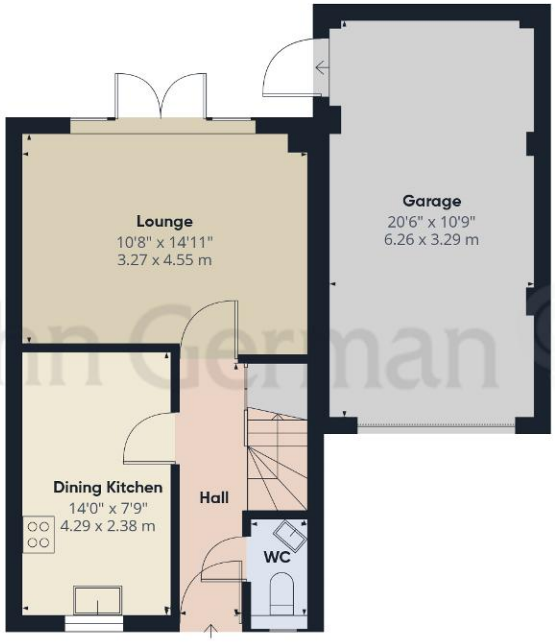
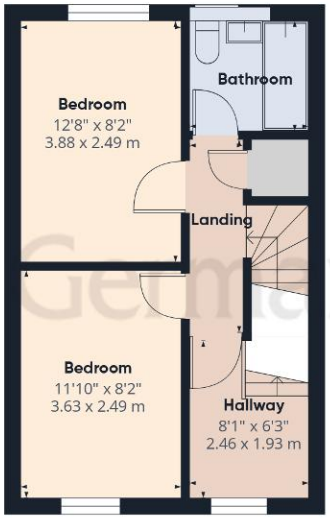
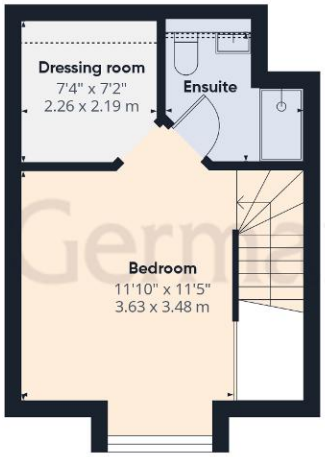


Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

1165 ft²

108.1 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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