

Durose Court

Bramshall, Uttoxeter, ST14 5NF

John German



John German



Durose Court

Bramshall, Uttoxeter, ST14 5NF

£525,000



Extremely handsome modern executive style detached home providing well-proportioned & balanced family sized accommodation, occupying a good-sized plot on a private cul-de-sac in this highly desirable and sought-after village.

John German 

Viewing and consideration of this substantial detached home is essential to appreciate the wonderful balance between the spacious ground floor accommodation incorporating three reception rooms, with the four double bedrooms and two superior shower rooms. Occupying a good-sized plot that wraps around three elevations, with a double width driveway and a tandem garage.

Situated on the edge of the highly regarded and sought-after village within easy walking distance to its amenities including a public house and restaurant, Sargeants butchers and its small shop, the active village hall and play area, and the picturesque St Lawrence Church. Several walks through the surrounding countryside are also on the doorstep. Uttoxeter town is only a short drive, or brisk walk, away with its wide range of facilities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A storm porch with a composite part obscure double-glazed door with a side panel opens into the welcoming reception hall, providing an impressive introduction to the home with stairs rising to the first floor, and doors leading to the spacious ground floor accommodation plus the guest cloakroom/WC.

The comfortably sized living room has a deep walk-in bay window to the front allowing the natural light to flood in, and the rooms focal point being the feature inglenook fireplace with a log burner set on the quarry tiled hearth and a timber mantel. Double doors open to the dining room, having wide uPVC double glazed patio doors overlooking the garden and providing direct access outside.

The fitted breakfast kitchen has a range of base and eye level units with worksurfaces and a matching peninsula breakfast bar, a fitted ceramic sink unit set below the wide window overlooking the garden, a fitted 5-ring gas hob with an extractor over, built-in electric oven and an additional combination oven, plumbing for a dishwasher and an integrated fridge/freezer. Additional light comes from the uPVC part double-glazed door which opens to the rear garden, and further doors leading to the reception hall and the fitted utility room which has a fitted worktop to one with an inset sink unit, cupboards and space for white goods, plus access to the tandem garage.

Completing the ground floor space is the separate front facing study, equally adapt to be used as a snug or playroom depending on your needs.

The pleasant first floor landing has a walk-in airing/storage cupboard and access to the loft via a fitted pull-down ladder. Doors open to the four good sized bedrooms, all of which can easily accommodate a double bed, with the two front facing rooms benefitting from fitted wardrobes. The master bedroom also has the benefit of a fitted ensuite shower room which has a modern white suite incorporating a double cubicle with a mixer shower over, tiled walls and a window providing light. Finally, there is the superior family shower room, which has a white modern suite incorporating 'his & hers' wash hand basins and a large double cubicle with a mixer shower over, fully tiled walls and a rear facing window.

Outside - To the rear, a wide paved patio extends to the side of the home, providing a lovely seating and entertaining area, leading to the garden which is predominantly laid to lawn with well stocked borders containing a variety of shrubs and plants, plus an additional decked seating area at the bottom of the garden, and gated access to the front.

To the front is a garden also laid mainly to lawn with established beds and borders containing shrubs and plants. A block paved access leads to the double width driveway providing parking, the tandem garage has an electric roller door, power and light, rear window and doors both to the garden and directly into the property (please note the two neighbouring properties have vehicular access to the front).

W3W: vacancies.pulled.serve

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard **Parking:** Double width drive & tandem garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains 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 F

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

Our Ref: JGA/13032026







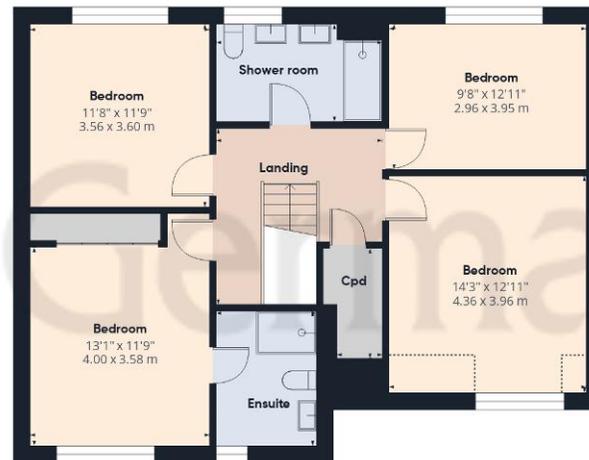
Ground Floor

Approximate total area⁽¹⁾

1945 ft²
180.7 m²

Reduced headroom

34 ft²
3.2 m²



Floor 1



(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.

GIRAFFE360



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.

Agents' Notes

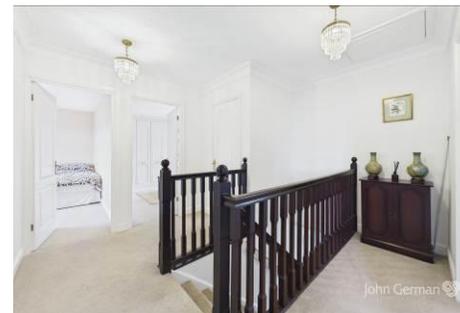
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



AWAITING EPC MEDIA

John German

9a Market Place, Uttoxeter,
Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



