

# Stocks Lane

Bramshall, Uttoxeter, ST14 5DW

John  
German





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£399,995

**NO UPWARD CHAIN**

Substantial detached family sized home with much improved, generously proportioned and balanced accommodation occupying a delightful plot within the highly sought after village of Bramshall.



Internal inspection and consideration of this spacious family-sized home is strongly recommended to appreciate its room dimensions and layout, enhancements made by the current owners and its delightful slightly elevated position within Bramshall. Situated in walking distance to the village amenities including the active village hall, church of St. Lawrence, butchers and the Butchers Arms public house and restaurant. The town of Uttoxeter and its wide range of amenities is only approximately 2 miles away and the A50 dual carriageway linking the M1 and M6 motorways is easily reached.

### Accommodation

A part obscure double-glazed entrance door leads to the welcoming hall which has stairs rising to the first floor with storage below and doors to the well-proportioned ground floor accommodation plus a newly fitted shower room with wash hand basin and WC.

To the rear of the property is a spacious lounge which has a focal coal effect gas fire with feature surround and wide patio doors opening to the garden. At the front of the property is a separate reception room that can be easily used as a playroom, sitting/family room/study or fifth bedroom depending on a buyer's needs. Adjacent to the shower room this provides an independent living opportunity for older children/elderly relative.

The real hub of the home is the spacious living dining kitchen which extends full depth of the property having a range of base and eye level units with work surfaces and matching breakfast bar, inset sink unit set below a front facing window, glass electric hob with a contemporary extractor over, built-in oven and an integrated dishwasher and space for a washing machine. There is a further window to the side providing light and wide French doors open into the rear garden.

To the first floor the landing has a built-in airing cupboard housing an 18 month old Worcester Bosch combination central heating boiler with a ten year warranty and doors to the four bedrooms each of which are able to accommodate a double bed and two have built-in wardrobes, plus the refitted family bathroom which has a white three piece suite with a glazed screen above the bath and feature tiled walls. The large master bedroom has the benefit of a superior refitted en-suite shower room having a contemporary white three-piece suite incorporating a double shower cubicle with mixer shower and feature tiled splash backs.

### Outside

To the rear a block paved patio leads to a garden laid mainly to lawn with borders, a shed and hot tub (available by separate negotiation).

To the front is a delightful garden with established borders and a block paved driveway providing ample off road parking for several vehicles which extends to the side of the property via iron double gates, further to the large detached tandem garage with many electric points and potential to use as a home office.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

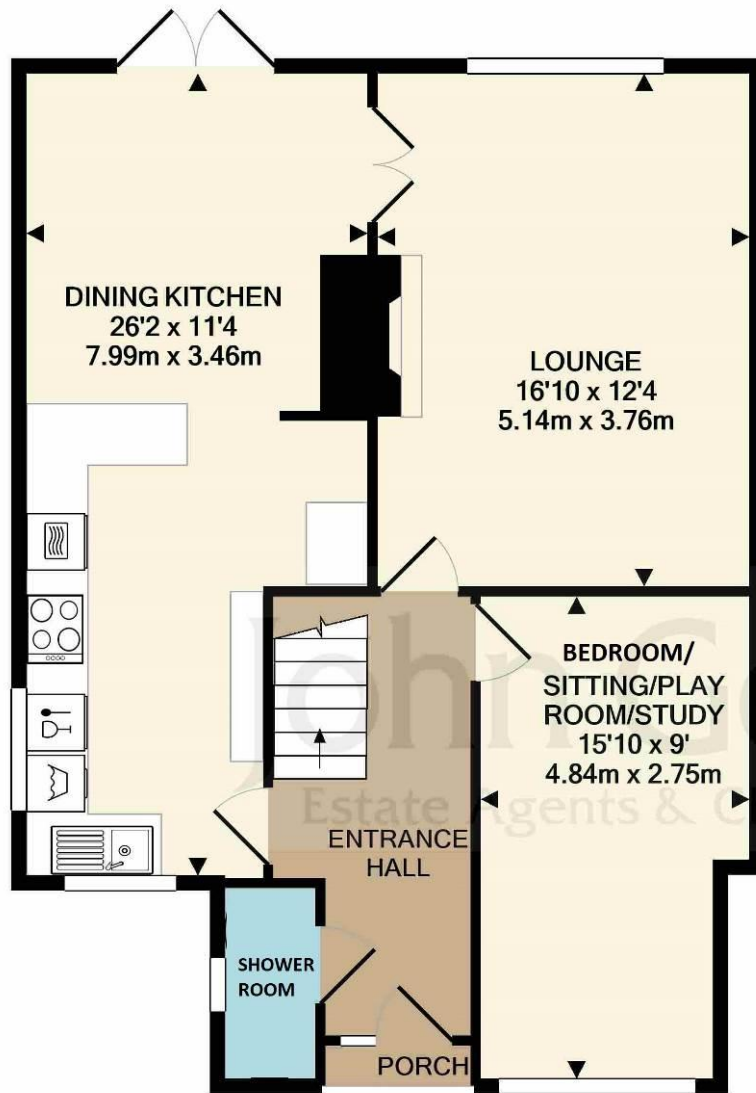
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) [www.eaststffsbc.gov.uk](http://www.eaststffsbc.gov.uk)

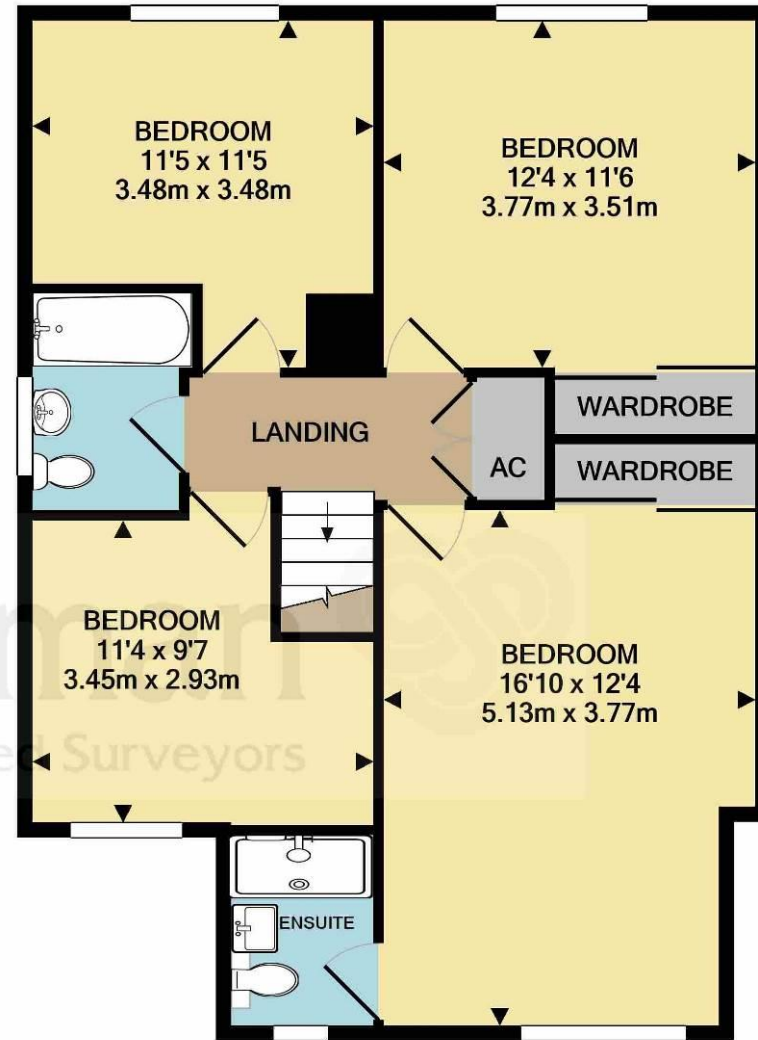
**Our Ref:** JGA/20022020 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Agents' Notes

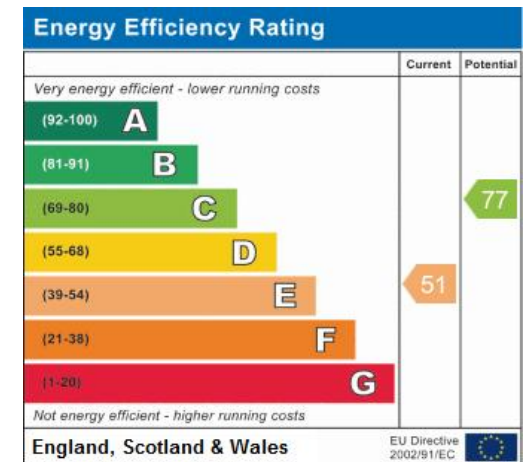
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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