

Bartley Lane

Bramshall Green, Uttoxeter, ST14 5FF

John
German





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£375,000

Immaculately presented, modern, executive style,
double fronted detached home, providing
deceptively spacious and balanced family sized
accommodation occupying a fabulous cul-de-sac
position on the popular Bellway Homes
Development.



For sale with no upwards chain involved, viewing and consideration of this generously proportioned family home is strongly recommended to appreciate its layout and dimensions, specification and most notably its exact position, plus the relatively private, landscaped rear garden. Situated near the end of a quiet cul-de-sac, the town centre and its wide range of amenities are within easy reach, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, Doctors', Schools and park, multi-screen cinema and a modern leisure centre. The A50 dual carriageway is also easily reached, linking the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A composite, part obscured double glazed entrance door with sidelights leads to the welcoming hall, providing a lovely introduction to the property, having stairs rising to the first floor, a built-in cloaks cupboard and doors to the spacious ground floor accommodation and guest WC.

The real heart of this home is the fitted breakfast kitchen and separate family / dining area that extends to the full width of the property at the rear. Having an extensive range of base and eye level units with fitted work surfaces and breakfast bar, inset sink unit set below one of the rear facing windows, fitted AEG gas cooker with extractor and matching built-in double oven. There is also an integrated fridge-freezer and dishwasher. The family / dining area has the same tiled flooring and French doors opening to the garden. A door leads to the fitted utility room which has units and a work surface over, inset sink unit, space for appliances, the central heating boiler and a door to the side driveway.

At the front of the property are two separate reception rooms, both enjoying pleasant outlooks, the formal dining room could alternatively be used as a study or playroom depending on the buyer's requirements.

To the first floor, the landing has two built-in storage cupboards and doors leading to the four double bedrooms, plus the fitted family bathroom which comprises of a white Roca three piece suite and complimentary tiled splashbacks. The master bedroom at the front of the property enjoys a pleasant outlook, built-in wardrobes, plus the benefit of a fitted en-suite shower room which includes a double shower cubicle. The second bedroom which is also positioned at the front enjoys the same outlook and also the benefit of an en-suite shower room, again having a double shower cubicle.

Outside to the rear is a delightful, enclosed, landscaped garden which enjoys a relatively good amount of privacy, having a decked area, a paved patio leading to shaped lawns with artificial grass, gravelled borders with cobbled edging and a further paved seating area.

To the front is a garden laid to lawn with borders containing shrubs and plants. A tarmac driveway provides off road parking for several vehicles, leading to the detached single garage.

Please note that once the development is completed, there will be a small charge for the maintenance of any communal areas.

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

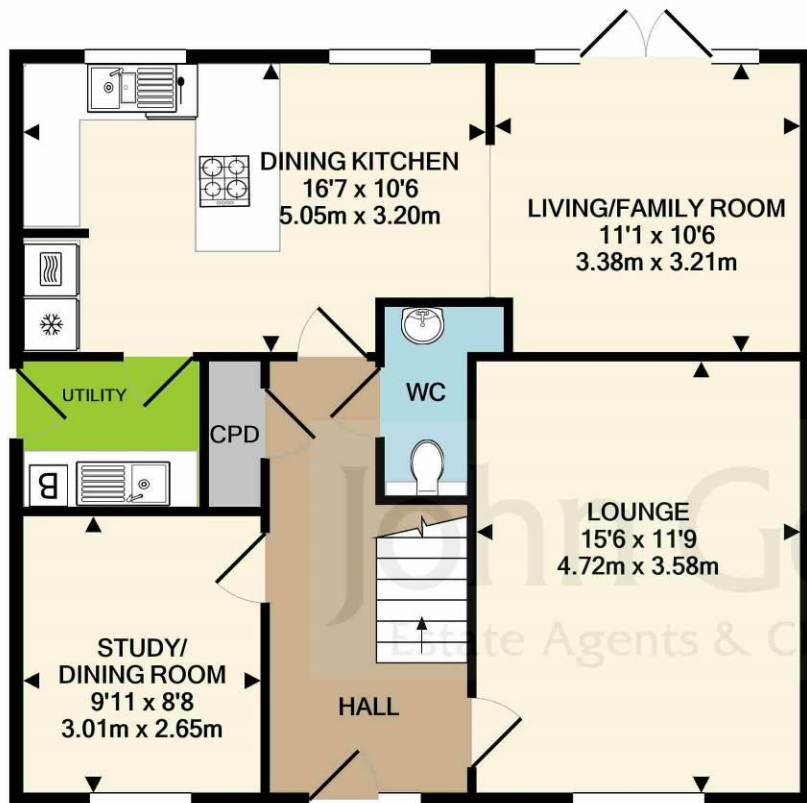
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk, <http://www.eaststaffsbc.gov.uk/planning>

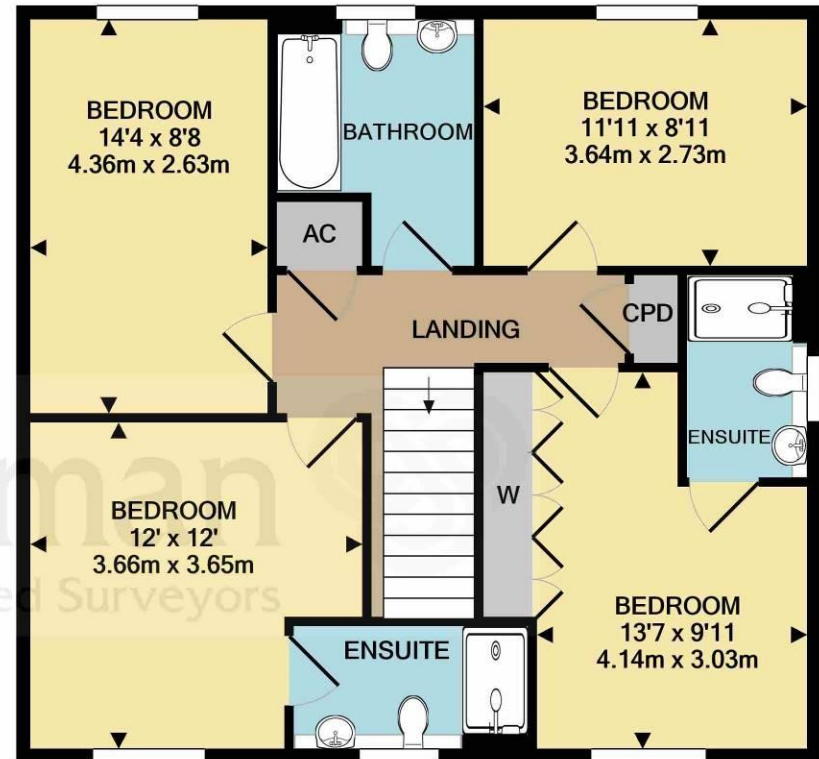
Our Ref: JGA/270121







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.

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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