

# Iverson Way

Bramshall Green, Uttoxeter, ST14 5EQ



Beautifully presented and immaculately maintained modern semi-detached home appointed to a high standard, occupying a good-sized plot with a wide drive and detached garage.

Offers in excess of £240,000

John German 

Built by Bellway Homes in 2019 and appointed to a superior standard, this improved semi-detached home is ideal for any first time buyers, home movers or buy to let investors. Occupying a larger than average plot and enjoying a degree of privacy in the rear garden, viewing is strongly advised to appreciate its standard, plot and its exact position.

Situated on the Bramshall Green development towards the edge of Uttoxeter yet the town centre and its wide range of amenities are still easily reached. Nearby footpaths span through the surrounding countryside.

A canopy storm porch with a composite entrance door opens to the hall where doors lead to the ground floor accommodation and to the fitted guest WC which has a superior white two piece suite with complementary tiled splashbacks.

The generously sized lounge has a front facing window and stairs rising to the first floor.

To the rear of the property is the spacious fitted dining kitchen which extends to the full width of the property. Equipped with a range of base and eye level units with work surfaces and inset sink unit, fitted gas hob with extractor over and oven under, integrated fridge freezer and space for further appliances. Wide French doors with side panels open to the pleasant patio and garden.

To the first floor, the landing leads to the three good sized bedrooms, two of which can accommodate a double bed and the rear facing master bedroom having built in storage cupboards and a lovely en suite shower room which has a superior white suite incorporating a double shower cubicle with complementary tiled splashbacks.

Completing the accommodation is the fitted family bathroom, also having a modern white suite with complementary tiled splashbacks plus a mixer shower and fitted glazed screen above the panelled bath.

Outside, to the rear a paved patio provides a pleasant entertaining area enjoying a degree of privacy leading to the wide garden which is laid to lawn and extending behind the garage, enclosed by fencing and gated access to the drive.

To the front is a low maintenance gravelled fore garden with shrubs. To the side is a tarmaced driveway with gravelled borders to either side which provides extra width, leading to the single garage which has an up and over door.

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

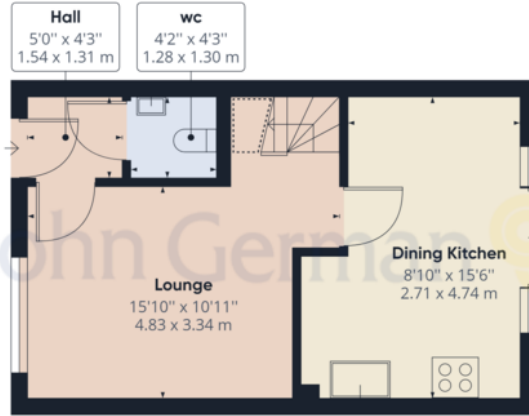
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

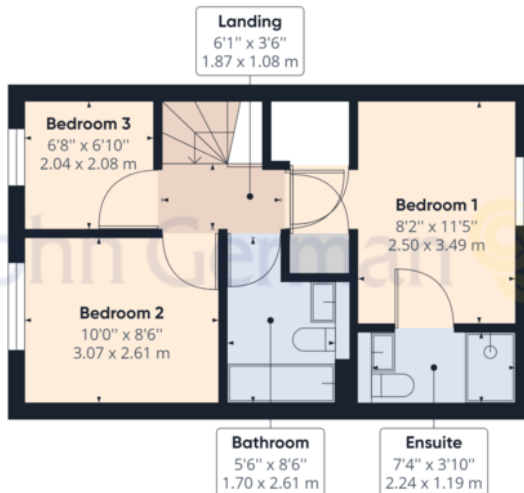
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31012023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

733.32 ft<sup>2</sup>  
68.13 m<sup>2</sup>

Reduced headroom

5.51 ft<sup>2</sup>  
0.51 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		97   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

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