

# Dexter Drive

Bramshall Meadows, Uttoxeter, ST14 5FL

John  
German









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£280,000

Well presented modern detached home with well planned and good sized accommodation, occupying a pleasant corner position on the popular development, suitable for a variety of potential buyers.





Situated on phase one of the popular St Modwen's Bramshall Meadows development built in 2020, viewing of this delightful home is strongly recommended whether you are looking for your first home, moving up or down the property ladder or for a buy to let investment. Also recommended to appreciate its condition and most notably the lovely corner position, enjoying a pleasant part walled garden with off road parking and a garage to the side. Situated on the popular development within easy walking distance to the new first school found on the estate, local amenities and the town centre are also within easy reach.

A composite door with obscured double glazed side and up lights opens and provides natural light to the welcoming central hall, having stairs rising to the first floor and doors to the ground floor accommodation, plus the fitted guest cloakroom/WC which has a white two piece suite. To the left is the generously sized lounge which extends to the full depth of the home with three dual aspect windows providing an abundance of natural light and a focal fireplace surround and hearth.

On the opposite side of the hall and also extended to the depth of the property, is the fitted dining kitchen where there is a range of base and eye level units with fitted worktops and inset sink unit set below the front facing window, fitted gas hob with extractor hood over, built in double electric oven and integrated appliances including a dishwasher and fridge freezer. Double doors open to the useful understairs laundry cupboard which has a fitted worktop, with plumbing for a washing machine and additional space below. Light flows into the dining kitchen from the wide French doors which open to the patio an enclosed garden.

To the first floor, the landing has built in storage and access to the loft, doors opening to the three good sized bedrooms, plus the fitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above. The pleasant master bedroom has French windows and a Juliet balcony to the front, plus a built in double wardrobe and the benefit of a fitted en suite shower room having a white suite incorporating a double shower cubicle and a side facing window providing light. The second bedroom also has the benefit of a built in double wardrobe, while the third bedroom has dual aspect windows.

Outside to the side of the property, a paved patio leads to the part walled enclosed garden which is mainly laid to lawn and extending to the rear elevation, providing a blank canvas to landscape as you please, with gates opening to the side drive and garage, plus the front elevation. To the front there is a well stocked shrubbed border containing a variety of plants, extending to the opposite side elevation where there is also a further lawn with shrubbed beds. To the side of the property, a tarmac driveway provides off road parking for several vehicles leading to the garage which has an up and over door, power points and light. Please note, we understand there is a small annual charge for the maintenance of communal areas.

**Agents note:** The owner is a relative of a John German employee.

**What3words:** carbon.headboard.quench

**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.

**Property construction:** Timber framed. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - 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 D

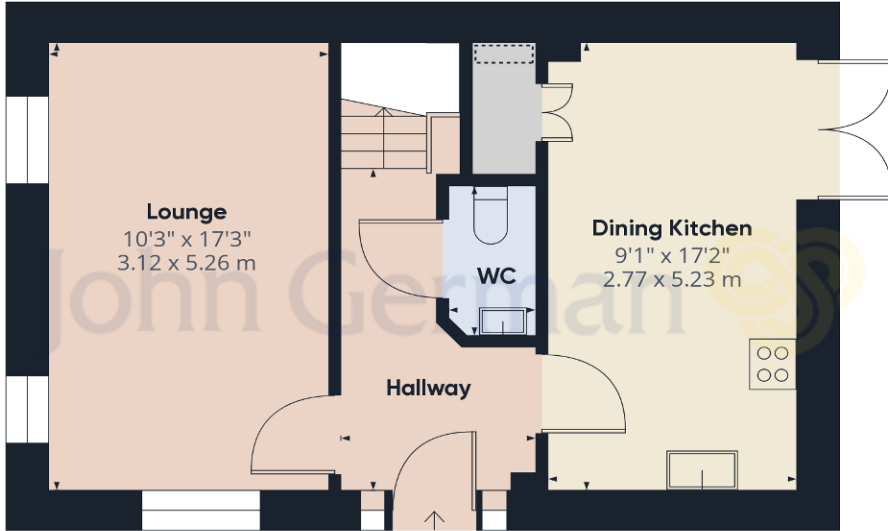
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05082024

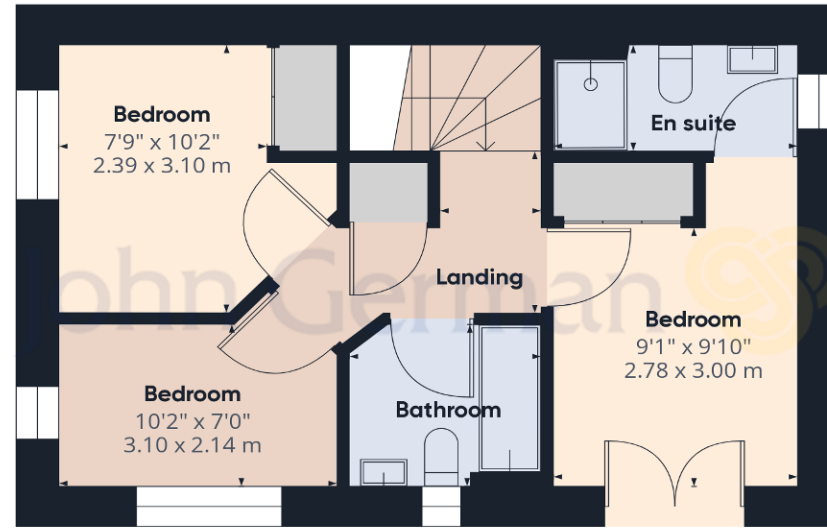




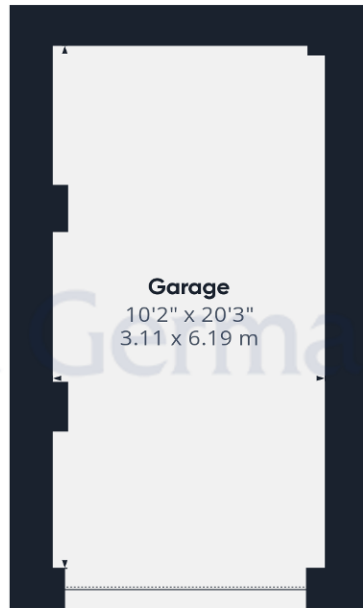




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1080.27 ft<sup>2</sup>

100.36 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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.

**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.

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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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