

Dexter Drive

Bramshall Meadows, Uttoxeter, ST14 5FL



45% shared ownership. Immaculately maintained and presented modern end terrace home, occupying a pleasant plot and position on phase one of the popular development.

£88,875



John German

For sale with no upwards chain involved, early viewing and consideration of this pristine modern home is highly recommended to appreciate its position and pleasant rear garden. Offered for sale at 45% of its full market value.

Built by St Modwen Homes in 2021, within walking distance to the first school found on the development, the town centre and its wide range of amenities are also within easy reach.

Accommodation: A composite part obscured double glazed entrance door opens to the welcoming hall, providing a lovely introduction to the home, with stairs rising to the first floor with a useful cupboard below, and doors leading to the ground floor accommodation and the fitted downstairs WC.

Extending to the full width of the home at the rear is the generously sized lounge dining room, which has a window overlooking the garden and a part double glazed door giving direct access to the patio.

The fitted kitchen is positioned to the front of the home, having a range of base and eye level units with fitted worksurfaces and an inset sink unit set below the window, fitted gas hob with an extractor hood over, electric oven under and space for further appliances.

To the first floor, the pleasant landing has access to the loft and doors leading to the two good sized bedrooms, both extending to the full width of the home and able to accommodate a double bed and both with built-in storage. The bedroom to the rear enjoys a far-reaching view.

Completing the accommodation is the fitted bathroom which has a white suite, incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen above.

Outside, to the rear a paved patio provides a lovely seating and entertaining area, leading to the garden, which is laid to lawn, enclosed to three sides and providing a blank canvas to landscape and plant as you wish. To the side there is space for a shed, and a gate which opens to the shared path leading to the front. To the front is a garden also laid to lawn with a shrub border. Shared vehicular access leads to a tarmac driveway extending to the side of the home, providing off road parking.

What3Words: intricate.gently.leaves

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). There are approx. 121 years remaining on the lease. Current monthly rent £333.49.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

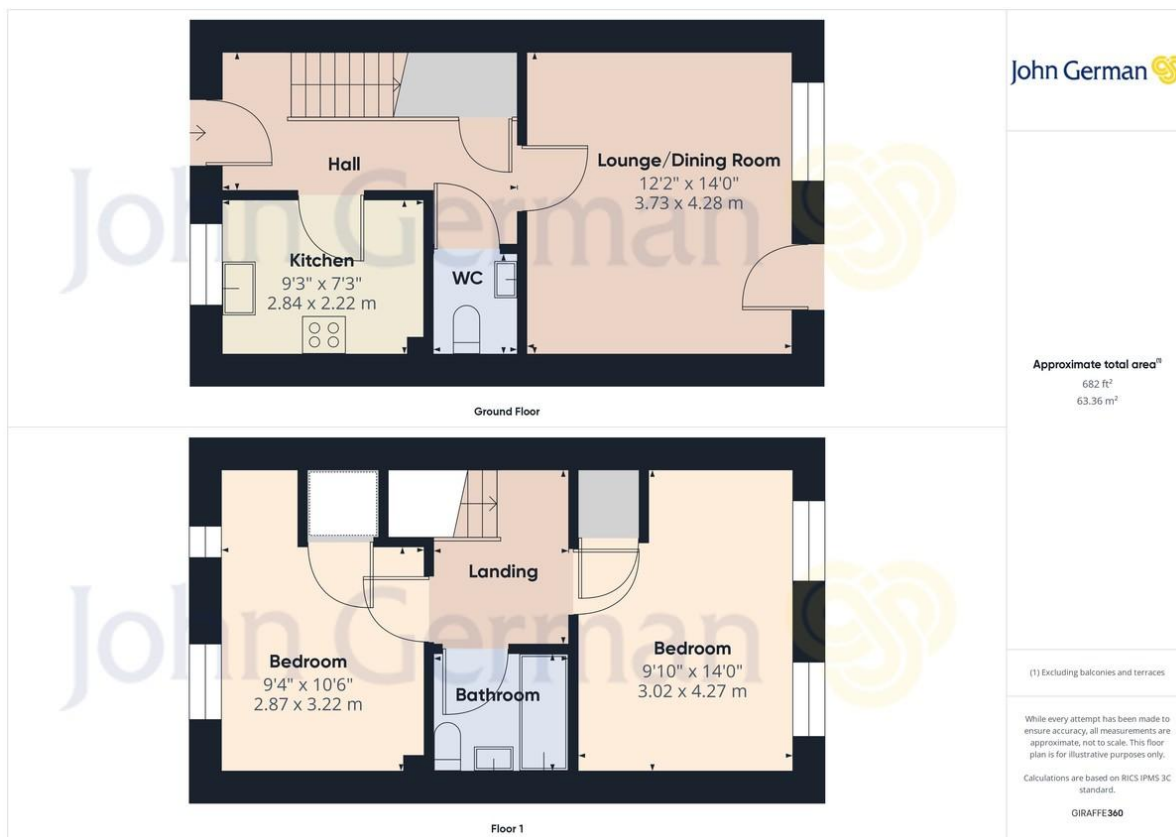
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

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

Our Ref: JGA02092024

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Score	Energy rating	Current	Potential
92+	A		96 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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