

# Mallens Croft

Bramshall, Uttoxeter, ST14 5NG

John   
German





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Asking Price Of £415,000

**Attractive modern executive style detached home providing well proportioned and remodelled family sized accommodation, occupying a pleasant corner plot in this highly regarded and sought after village.**

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Whether looking to move up or down the property ladder, internal inspection and consideration of this well maintained and generously sized family home is essential to appreciate its layout which includes the open plan living dining kitchen and the balance between the ground floor living space and bedroom sizes along with its enclosed garden plus the exact position in this popular village.

The current owners have invested a considerable amount of time and money into the property during their guardianship including a replacement conservatory with a warm roof and bi-folding doors, a replacement boiler with a Nest Wi-Fi thermostat (approximately 5 years old), replacement windows and doors, a refitted family bathroom within the last year, external re-landscaping to provide an expanded enclosed rear garden, ample parking to the front and outside storage.

Situated in this highly regarded and popular village within walking distance to its amenities which include the active village hall, Sargeant's Butchers and adjoining shop, picturesque church and multiple walks through surrounding countryside. Uttoxeter and its wide range of facilities are only a short drive or brisk walk away including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, doctor's surgeries, train station, modern leisure centre and the multi screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A replacement part obscure double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor with an under stairs cupboard. Doors lead to the spacious ground floor accommodation and the fitted guest's cloakroom/WC.

The well proportioned lounge extends to the depth of the property having a focal wall mounted living flame effect electric fire and a front facing window. Wide uPVC double glazed sliding patio doors open to the replacement uPVC double glazed constructed conservatory which benefits from underfloor heating and an insulated roof providing an additional living space that can be used all year round. It enjoys a view of the garden and has bi-fold doors opening to the patio.

The real hub of this home is the open plan living dining kitchen that also extends to the full depth of the property with dual aspect windows providing ample natural light. To the rear of the room the kitchen has a range of base and eye level units with work surfaces and a matching breakfast bar, inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and double oven under, an integrated fridge freezer and dishwasher plus plumbing for a washing machine. Towards the front is the dining living area providing ample space for both a dining suite and soft seating.

Completing the ground floor accommodation is the breakfast room that presently has matching fitted units to one side with a work surface and integrated wine cooler, a door into the garage and a part double glazed door and window to the garden.

To the first floor the landing has a built in airing cupboard and doors to the four bedrooms, three of which can easily accommodate a double bed and benefitting from built in wardrobes with the fourth bedroom currently utilised as a dressing room having fitted wardrobes to one side. The spacious master has its own en suite shower room fitted with a white suite incorporating a corner shower cubicle with a mixer shower over.

Finally there is the impressive refitted family bathroom having a white suite incorporating a panelled bath with a mixer tap and shower attachment plus complementary tiled splash backs.



Outside - To the rear a wide paved patio and further gravelled seating area provides a delightful entertaining area leading to the good sized garden which is mainly laid to lawn with well stocked shrub borders and pleached trees positioned to provide additional privacy space for a playhouse and a useful timber built shed at the side. On the opposite side there is gated access to the front which has a wide concrete print driveway and gravelled hardstanding providing ample off road parking for several vehicles with an established hedge to two sides and two trees. The garage has an up and over door, power and direct access into the home.

**what3words:** thrones.flock.emotional

**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:** Standard

**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:**

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

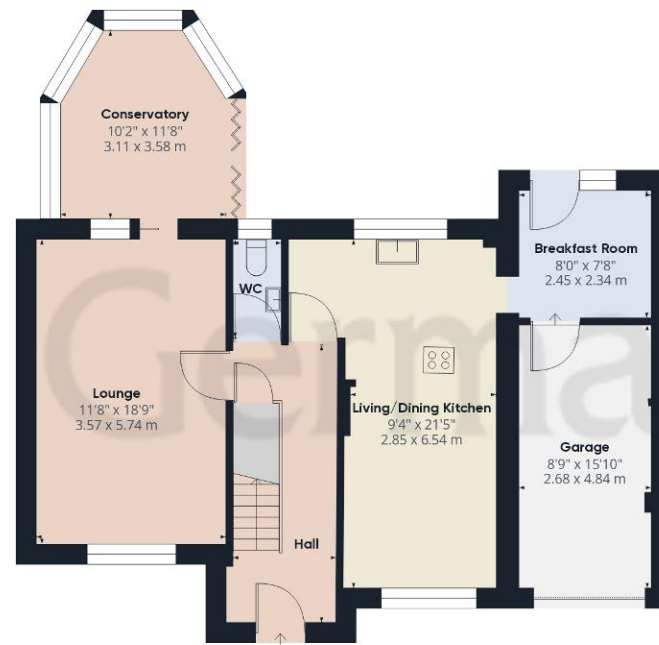
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/23092024



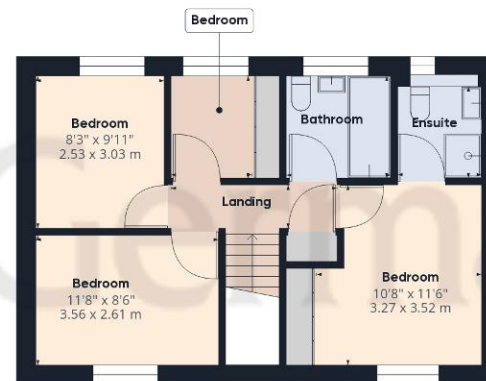


Ground Floor

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

1367.34 ft<sup>2</sup>

127.03 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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