

# Sampson Avenue

Bramshall Meadows, Uttoxeter, ST14 5FG



Well presented modern semi detached family home occupying a pleasant position on phase one of the popular Bramshall Meadows development.

£249,995



John German

Whether looking to move up or down the property ladder, internal inspection of this extremely well presented modern home is highly recommended to appreciate its room dimensions and layout. Occupying a pleasant plot and position on the popular development, built in 2019 and benefitting from a double width driveway to the front.

Situated on phase one of the development within walking distance to the new school and in easy reach of the town centre and its wide range of amenities.

Accommodation: A composite door with a double glazed side panel opens to the welcoming hall, where stairs rise to the first floor and a door leads to the excellent ground floor accommodation.

The well proportioned lounge has a front facing window providing ample natural light and a useful understairs cupboard. A wide arch leads to the lovely dining kitchen which extends to the full width of the home, having uPVC double glazed French doors in the dining area opening to the patio and garden. Also having a range of base and eye level units with fitted worktops and an inset sink unit, a fitted gas hob with a stainless steel splashback and matching extractor hood over, electric oven under, plus an integrated fridge freezer.

The utility room has a fitted work surface and a tall cupboard, plumbing for washing machine and space for a tumble dryer plus a part double glazed door opening to the garden. A further door leads to the downstairs WC which has a white two piece suite.

On the first floor the landing has doors leading to the three decent sized bedrooms, the two rooms to the rear enjoying a pleasant far reaching outlook. The front facing master has the benefit of a built-in double wardrobe with mirrored sliding doors, an additional built-in cupboard above the overstairs bulkhead and a fitted en-suite shower room, having a white three piece suite.

Completing the accommodation is the fitted family bathroom, having a white suite incorporating a panelled bath with a mixer tap and shower attachment plus a glazed screen above, with complementary splashbacks and a side facing window.

Outside: to the rear, a paved patio leads to the garden which is mainly laid to lawn, with gravelled beds and decking providing a further seating area, space for a shed and gated access to the front.

To the front there is a double width tarmac driveway providing off road parking.

Please note: there is a small annual charge for the maintenance of communal areas on the development.

What3Words: imbedded.toned.imprints

**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:** Driveway

**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/>

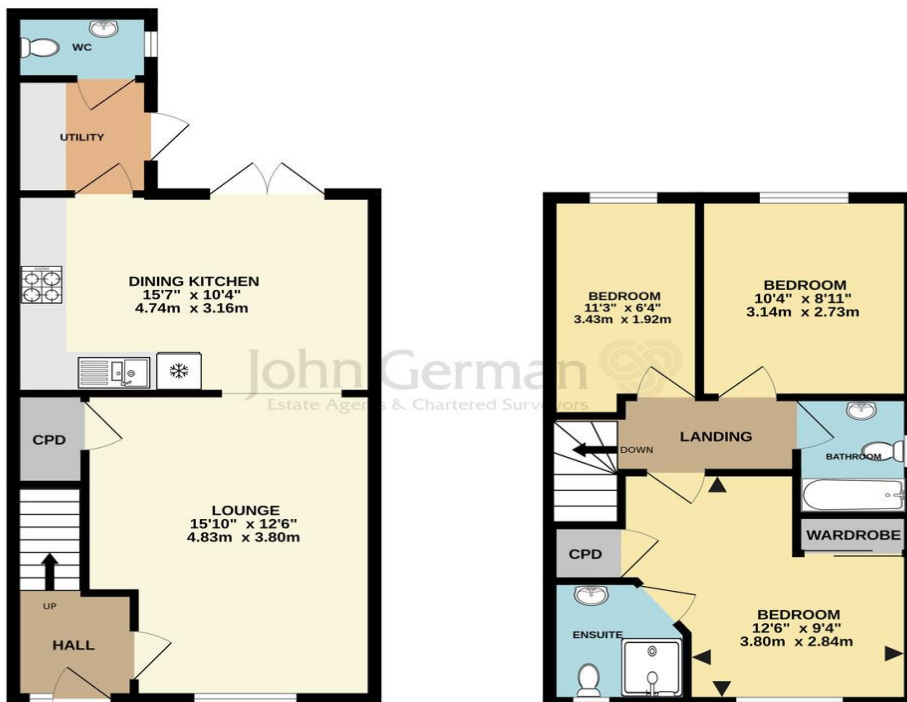
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JGA25112024

GROUND FLOOR

1ST FLOOR











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

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#### Referral Fees

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**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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