

Sampson Avenue

Bramshall Meadows, Uttoxeter, ST14 5FG

John German





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£340,000

Attractive modern detached home providing well maintained, tastefully presented and balanced accommodation, situated on the very edge of Phase 1 of the popular Bramshall Meadows development.

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Internal inspection and consideration of this excellent family sized home is absolutely essential to appreciate its condition, superb balance between the spacious ground floor living accommodation and the first floor bedrooms, plus its exact position on the very edge of phase 1 of the popular Bramshall Meadows development, built by St Modwen Homes in 2020.

Accommodation - A composite entrance door with a double glazed sidelight leads to the welcoming central hallway having feature flooring and stairs rising to the first floor with a useful under stairs cupboard. Doors lead to the spacious ground floor accommodation and the fitted guest's cloakroom/WC which has a white two piece suite and a side facing window.

Positioned at the front of the home are the two separate reception rooms - the well proportioned lounge and the study, which could be used as a playroom if preferred.

The real hub of the home is the impressive open plan living dining kitchen which extends to the full width of the home across the rear with wide bi-fold doors opening to the patio and garden, providing ample space for soft seating and a dining suite. In the kitchen area there is a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a stainless steel splash back and extractor hood over, built in double electric oven, an integrated dishwasher and fridge freezer plus plumbing for a washing machine.

The first floor landing has doors leading to the four good sized bedrooms, three of which can accommodate a double bed and benefit from built in wardrobes. The front facing master also has its own en suite shower room having a white suite incorporating a double shower cubicle with a mixer shower over and complementary tiled splash backs. The excellent family bathroom has a white four piece suite incorporating both a panelled bath and a separate shower cubicle with a mixer shower over, and complementary half tiled walls.

Outside - To the rear a paved patio leads to an enclosed garden which is laid to lawn providing a blank canvas to landscape as you wish and gated access to the driveway.

To the front is a foregarden. A tarmac driveway extends to the side of the home providing off road parking leading to the garage which has an up and over door, power and light.

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

what3words: adhesive.disposing.spike

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: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

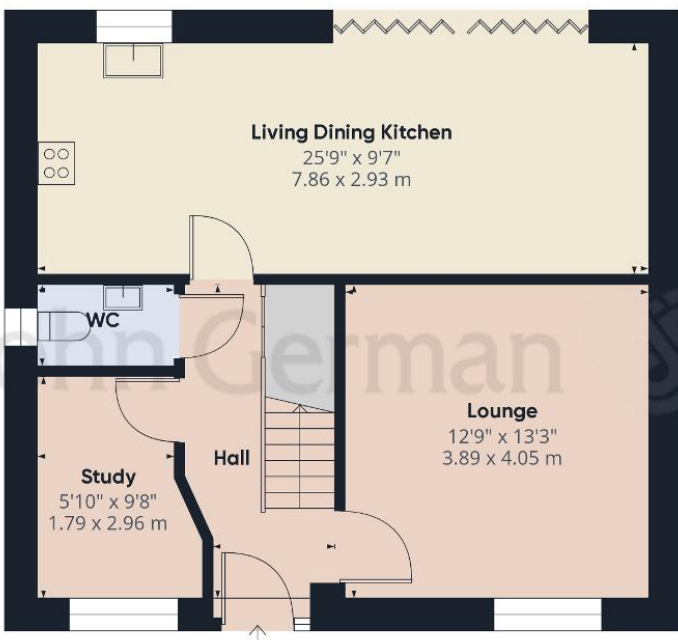
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/140225

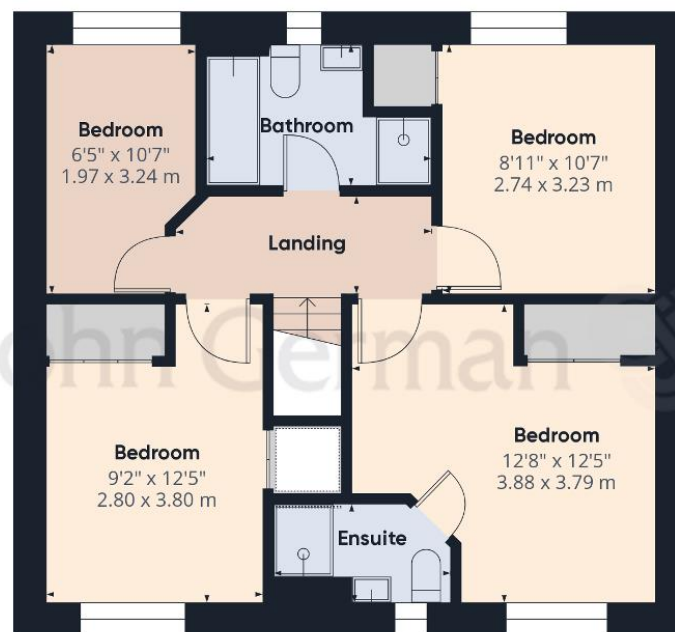
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1331.17 ft²

123.67 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

Score	Energy rating	Current	Potential
92+	A		94 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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