

# Ivinson Way

Bramshall Green, Uttoxeter, ST14 5EQ

John   
German









# Ivinson Way

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£285,000

Immaculately maintained and tastefully presented modern detached home occupying a pleasant plot and position set back from the road, situated on the popular Bramshall Green development.



Built by Bellway Homes in 2018, this 'one off' design on the development is ideal whether looking for your first home, moving up or down the property ladder or for a buy to let investment. Viewing and consideration is essential to appreciate its condition throughout, pleasant plot and most notably its exact position set back from Ivinston Way.

Situated towards the edge of Uttoxeter within walking distance to the new first school located on the development, the town centre and its wide range of amenities are not too far away.

A composite door opens to the entrance hall where the tiled floor runs into the fitted guest cloakroom/WC and a further door opens to the ground floor accommodation.

The well-proportioned lounge has a front facing window and a recess with stairs rising to the first floor with storage space below.

To the rear of the home is the impressive dining kitchen which extends to the full width of the property, having a range of base and eye level units with work surfaces and an inset sink unit, a fitted gas hob with an extractor hood over and electric oven under, plumbing for a washing machine and an integrated fridge freezer. Wide uPVC double glazed French doors and side panels overlook the rear garden and provide direct access outside.

To the first floor, the landing has access to the loft and doors to the three bedrooms, two of which can easily accommodate a double bed with the rear facing master benefitting from both two built in storage cupboards/wardrobes and a fitted en suite shower room which has a white Roca suite incorporating a double shower cubicle with an electric shower over.

Completing the accommodation is the fitted bathroom, also having a white Roca suite with complimentary tiled splashbacks.

Outside to the rear, a paved patio provides a pleasant seating area leading to the enclosed garden, which is predominantly laid to lawn, wrapping around to the side of the property, having well stocked raised beds and gated access to the front.

To the front is a shrubbed fore garden and a double width driveway providing off road parking, leading to the attached good size garage which has an up and over door, power and light.

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

**What3words:** stickler.impact.pining

**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 D

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

**Our Ref:** JGA/17042025

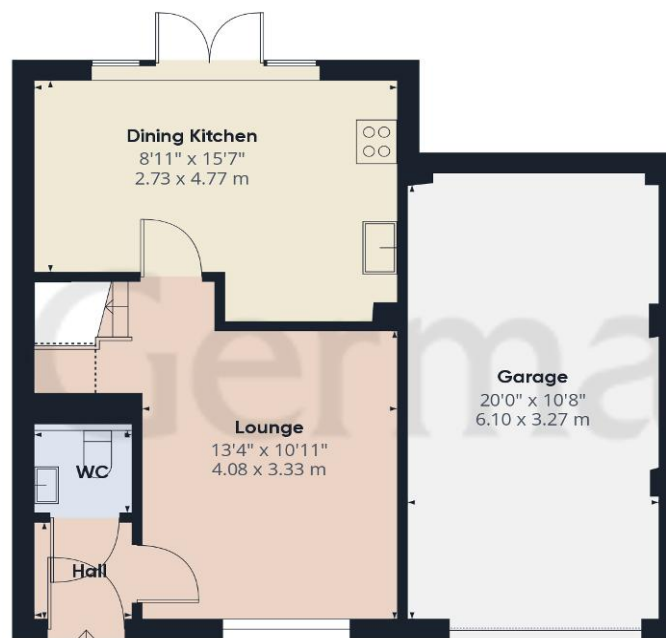
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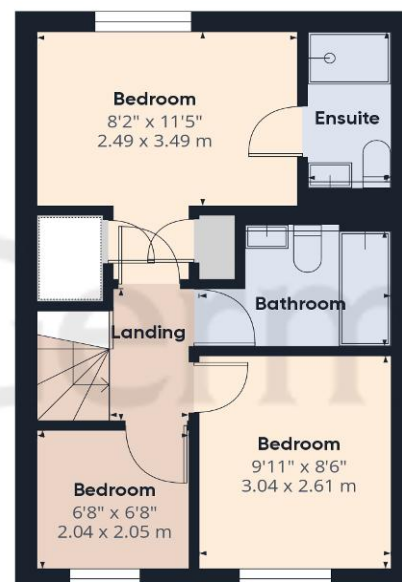








Ground Floor



Floor 1

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

946.15 ft<sup>2</sup>

87.9 m<sup>2</sup>

**Reduced headroom**

6.38 ft<sup>2</sup>

0.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

**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		95 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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