

Dagdale Lane

Bramshall, Uttoxeter, ST14 5BJ

John German





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£550,000

Attractive period style bungalow having been extended to create a contemporary detached family home offering spacious and flexible living space with generous reception rooms and four double bedrooms, in a pretty rural setting with stunning gardens.

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The property is set behind an extensive driveway with neat lawned fore gardens where a central pathway leads along past a lovely fishpond to the reception hallway at the side of the property. This provides access to the ground and first floor accommodation as well as the guest WC which is fitted with a modern wash hand basin and close coupled WC. A door into the stairwell also provides access to a ground floor laundry cupboard with plumbing for a washing machine, worktop above, open shelves and hanging space for coats.

The heart of any home is the kitchen which is a real highlight of this home, located in the middle of the property and open plan with the dining room creating a large "L" shaped room perfect for family dinners and for entertaining. The kitchen itself is equipped with an extensive range of base and wall mounted cabinets offset by timber work surfaces and co-ordinating splashbacks. The kitchen features an integrated dishwasher and electric range cooker which has a stainless steel and glass chimney extractor above and a plumbed in American style fridge/freezer which dispenses chilled filtered water. Attractive herringbone effect flooring runs throughout the room and the dining area which has a stunning cathedral vaulted style ceiling with two glazed Velux skylights and glazed double doors leading through to the conservatory.

The brick-built conservatory has a "warm roof", wood effect flooring, UPVC double glazed windows with pleasant views over the gardens with tilt and slide patio doors leading out onto the paved and decked patio areas.

The lounge is a generous double aspect reception room with lovely views of the garden and a fully glazed door providing direct access outside. At its focal point is an attractive multi-fuel log burning stove set upon a raised brick hearth with a heavy beam mantel over.

The front of the bungalow forms part of the original building and retains the original entrance door and hallway off, where two excellent double bedrooms are located and served by a modern shower room having a shower enclosure, wash hand basin and close coupled WC. There is chrome ladder style towel radiator and complementary tiling to the splashback areas.

The remaining bedrooms are located to the rear of the property. The master bedroom is located on the ground floor with double aspect views over the gardens and a walk-in dressing room (this was formally an ensuite shower room and the provision remains for it to revert to that if desired).

Next to this is the spacious family bathroom with a suite comprising panelled bath with handheld shower, separate corner shower enclosure, WC and wash hand basin. There is a tiled floor and part tiled walls.

The final bedroom is located on the second floor and is a large room with somewhat restricted head height and sloping ceilings, currently used as a second lounge/study. The two front facing dormer windows have pleasant views over the gardens and fields beyond.

Outside as previously mentioned there is an extensive driveway to the fore of the property with parking for numerous vehicles and a separate caravan space. Adjacent to the driveway is an attractive timber framed car port and garage with pitch tiled roof 5m x 2.8m, both having power and lighting. The gardens themselves are principally laid to the lawn have a feature pond, planted borders and benefit from adjoining fields with views to the fore. To the side of the property is a private garden area which has raised timber decked terraces, paved patio areas, raised planted flower beds and attractive edible apple tree.

Agents note: It is common for property Titles to contain covenants; a copy of the Land Registry title is available to view on request.

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 & carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil (external Worcester boiler & oil tank)

(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
www.eaststaffsbc.gov.uk

Our Ref: JGA/05062025

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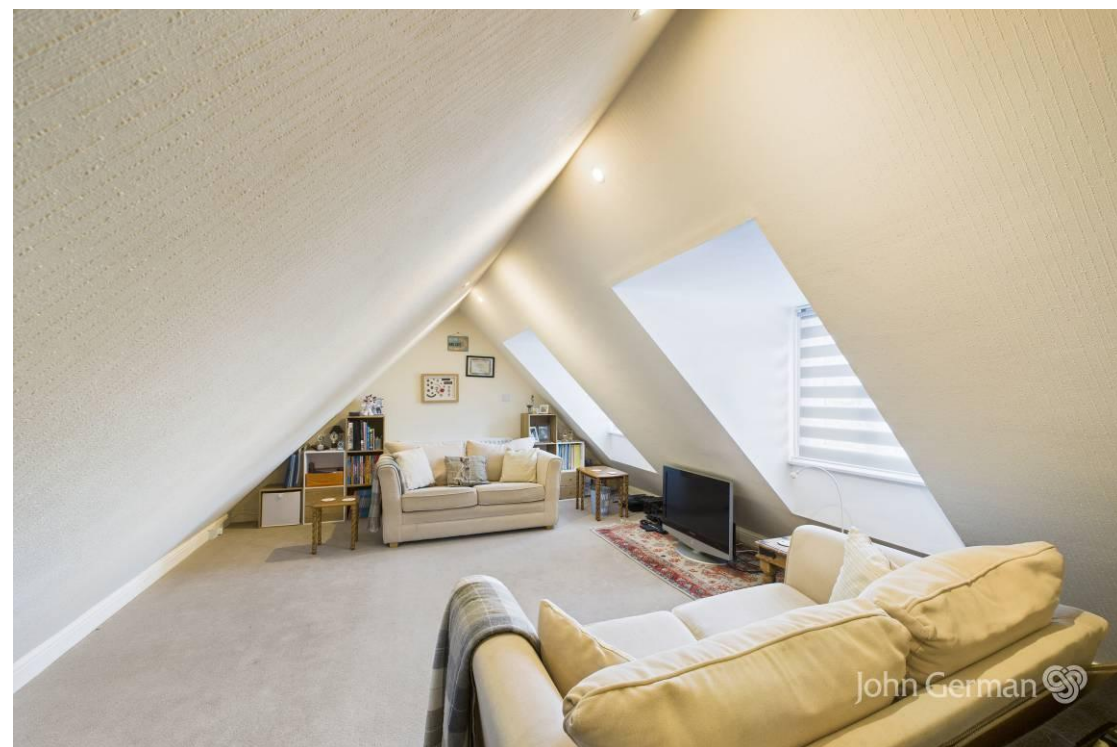
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1613 ft²

149.9 m²

Reduced headroom

167 ft²

15.5 m²

(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

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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.

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