

# Bramshall Road

Uttoxeter, ST14 7PG

John German



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£345,000

Immaculately maintained traditional style bungalow with well planned and extended accommodation, occupying a delightful corner plot on a highly regarded road.



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For sale with no upward chain involved, internal inspection and consideration of this extremely impressive detached bungalow is imperative to appreciate its tastefully presented and well appointed extended accommodation incorporating a wonderful dining kitchen with an adjoining garden veranda. It occupies a delightful corner plot providing potential to extend the accommodation further, subject to obtaining the necessary planning permission. Situated on a highly regarded road providing within easy reach of Bramshall Road park and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors surgery, train station, modern leisure centre and the multi screen cinema.

**Accommodation** - An enclosed porch with a tiled floor provides space to take off your coats and shoes. A timber and part obscure glazed door opens to the hall having the same tiled floor and doors to the spacious accommodation and the fitted guest's cloakroom/WC.

The comfortably sized lounge has a focal gas fire with a feature surround and a wide bow window providing an abundance of natural light. The extremely impressive extended dining kitchen has the same tiled floor with underfloor heating the kitchen area. There is an extensive range of base and eye level units including a focal island with granite worktops and an inset sink unit set below the front facing bow window, a fitted induction hob with an extractor hood over, built in double electric oven, an integrated dishwasher and fridge freezer plus plumbing for a washing machine. Wide uPVC double glazed French doors open to the wonderful permanent veranda which has a solid pitch roof and double glazed skylights providing additional outside entertaining and relaxing space overlooking the garden.

An inner hall has a fitted pull down ladder leading to the boarded loft which has power and a light, and a built in airing cupboard housing the hot water cylinder. Doors open to the two good sized bedrooms, both able to easily accommodate a double bed with the master having a built in triple wardrobe with sliding doors. Completing the accommodation is the fully tiled bathroom which has a modern white suite and a side facing window providing natural light.

**Outside** - The home sits on a good sized corner plot has potential to further extend to provide an additional en suite bedroom or more living accommodation (subject to obtaining the necessary planning permissions) without comprising the outside space.

To the rear, a paved patio with brick edging and a barbeque area leads to the lawn which has well stocked beds and borders containing a variety of shrubs and plants. A paved hardstanding area is suitable for a shed (power available) and space for a greenhouse. Gated access leads to the front which has a paved garden that extends to the side elevation with well stocked borders containing a large variety of shrubs and plants, and an established hedge to two sides. A tarmac driveway provides off road parking leading to the attached garage which has an up and over door, power and light plus a pedestrian door to the rear.

what3words: interest.then.flippers

**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:** 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 D

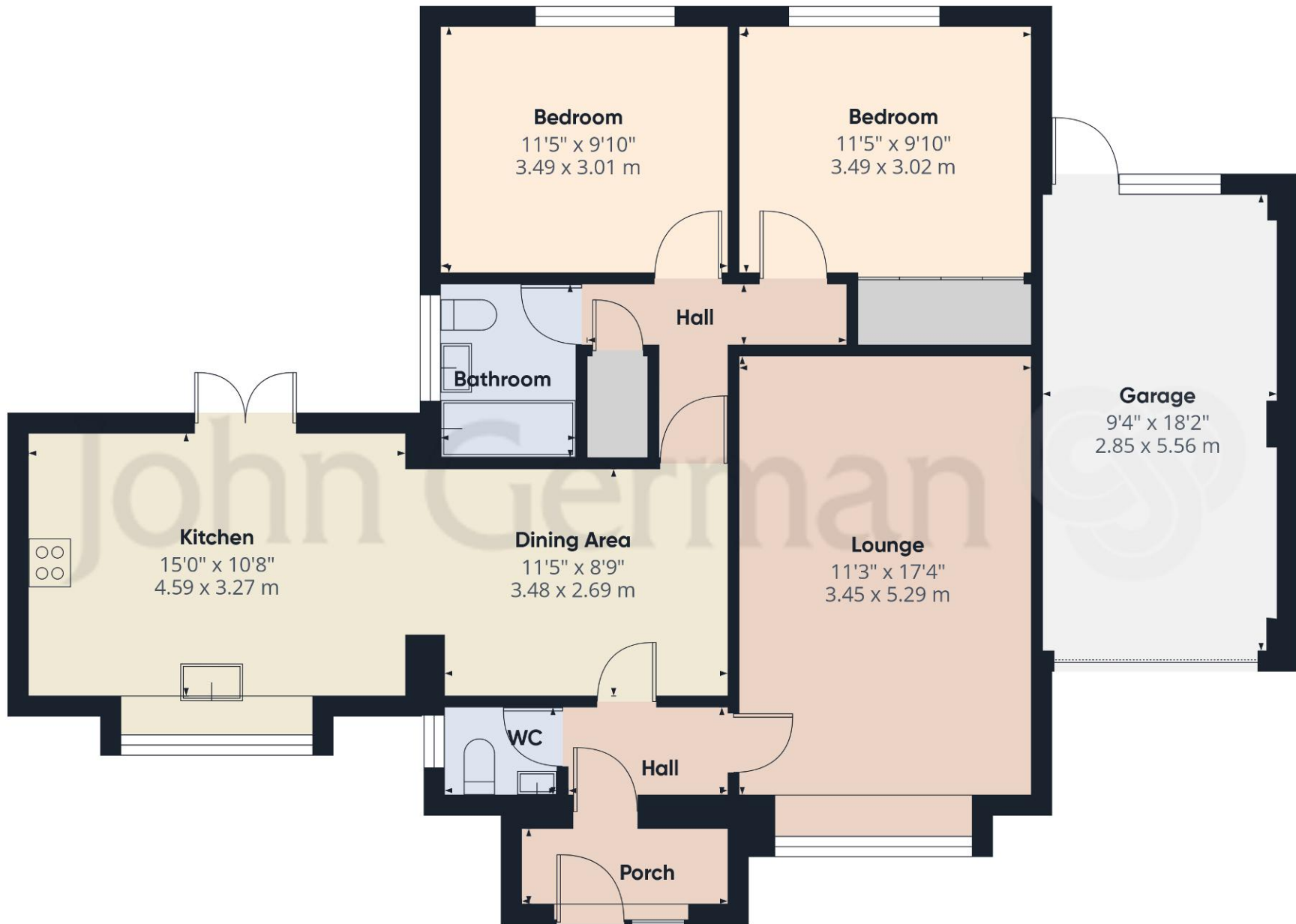
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13062025









Approximate total area<sup>(1)</sup>  
1055 ft<sup>2</sup>  
98 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





### 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.

### 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		
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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