

# Mallens Croft

Bramshall, Uttoxeter, ST14 5NG



Extremely attractive modern end terrace home with well presented and much improved accommodation, occupying a lovely position in the popular village within walking distance to its amenities.

£225,000



John German 

Whether looking for your first home, moving up or down the property ladder, or for a buy to let investment, internal inspection of this delightful home is strongly recommended to appreciate its condition and the improvements made by the current owners, plus its exact position in the lovely village.

Situated in walking distance to its amenities which include The Butchers Arms public house and restaurant, Sergeants Butchers and its shop, village hall and picturesque church. The town of Uttoxeter is only a short drive or brisk walk away with its wide range of facilities.

A canopy porch with a replacement composite part obscured double glazed entrance door opens to the welcoming hall having stairs rising to the first floor and doors to the ground floor accommodation, plus the fitted guest cloakroom/WC.

The spacious lounge/dining room extends to the full width of the home having a useful understairs cupboard and both a window and wide uPVC double glazed French doors overlooking the rear garden and providing direct access to the patio.

To the front of the home is the impressive, refitted kitchen having a range of units with worktops and inset sink unit set below the window, a fitted gas hob with a stainless steel splashback and matching extractor hood over, double electric oven under, integrated fridge freezer and plumbing for a washing machine.

To the first floor, the landing has a built-in airing cupboard housing the combination central heating boiler and doors to the three bedrooms, two of which can easily accommodate a double bed and furniture. Completing the accommodation is the superior family bathroom having a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above, plus feature tiled splashbacks.

Outside to the rear, a paved patio provides a pleasant seating area leading to the enclosed garden laid predominantly to lawn with paved edging and space for a useful summer house, plus gated access to the front.

To the front, there is a garden also laid to lawn. A two-car tarmac driveway extends to the side of the home providing off road parking. A playpark for small children is conveniently situated at the other end of the terrace.

**What3words:** forehead.replying.tigers

**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

**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 B

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

**Our Ref:** JGA/03012025

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	<div>John German</div> <div>Approximate total area<sup>(1)</sup> 662.74 ft<sup>2</sup> 61.57 m<sup>2</sup></div>
<p>Ground Floor</p>	
	<div>(1) Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations are based on RICS IPMS 3C standard.</div> <div>GIRAFFE360</div>
<p>Floor 1</p>	









Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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RICS

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PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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#### Agents' Notes

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