

# Kiddlestich Road

Bramshall, Uttoxeter, ST14 5FQ

John  
German









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£318,500

Attractive modern detached home with much improved and remodelled accommodation providing well proportioned and balanced family space occupying a pleasant position on this popular development.

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Internal inspection and serious consideration of this hugely impressive home is absolutely essential to appreciate the improvements made by the current owners - to expand the ground floor living space to match the already well proportioned and planned first floor accommodation which comprises three double bedrooms. Well maintained and stylishly presented throughout, in turn key condition and highly suitable for those moving up or down the property ladder. Occupying a lovely plot with a landscaped south westerly facing rear garden and a double width driveway to the front plus a pleasant position on phase two of popular Bramshall Meadows development built in 2021 by St Modwen Homes. Situated towards the edge of town but still within easy reach of local amenities and the town centre plus the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A composite entrance door opens to the welcoming central hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite. The generously sized L-shaped living dining kitchen provides ample space to arrange your dining suite and soft seating to suit your requirements with a window and wide French doors opening to the landscaped rear garden plus a useful under stairs cupboard. The well equipped kitchen has a range of base and eye level units with fitted worktops and an inset sink unit set below the front facing window, a fitted gas hob with a stainless steel splash back and matching extractor hood over, a built in double electric oven, integrated fridge freezer plus plumbing for a washing machine. A rustic space saving pocket door on rollers opens to the fabulous dual aspect living room having a focal media unit with a living flame effect fire, fitted Dolby Atmos ceiling speakers and wiring and natural light coming from the front facing window and uPVC double glazed door to the rear garden.

To the first floor the landing has doors opening to the three good sized bedrooms, all of which can accommodate a double bed and each with its own features. The spacious front facing master has a built in double wardrobe and the benefit of a superior en suite shower room incorporating a double shower cubicle. The second bedroom has loads of built in storage and two front facing windows and the third bedroom has uPVC double glazed French windows and a Juliet balcony. Completing the accommodation is the superior family bathroom having a white suite with complementary tiled splash backs.

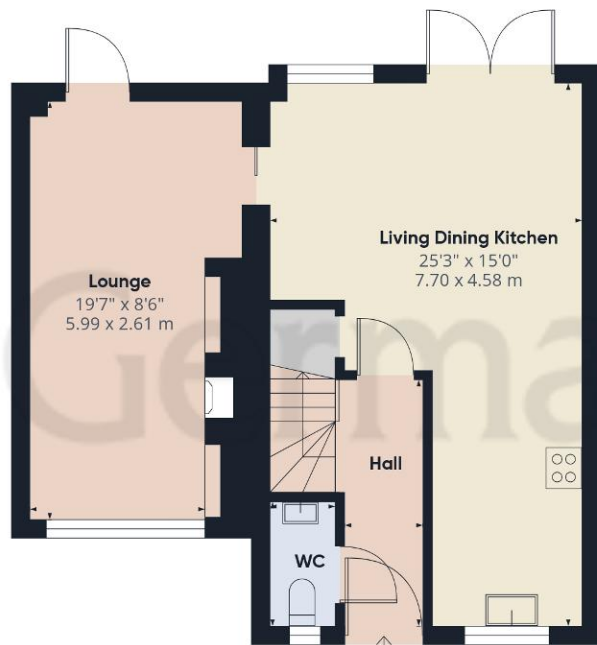
**Outside** - To the rear the enclosed landscaped garden has a natural stone paved patio providing a lovely seating and entertaining area with a timber pergola and slate shale edging leading to a n artificial lawn which has a gravelled bed at the top of the garden, a shed and gated access to the front. To the front is a double width tarmac driveway providing off road parking with an electric car charging point.

**what3words:** singer.investor.vies  
**Note:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request. There will be a small annual charge for the maintenance of communal areas on the development.  
**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:** Double width drive      **Electricity supply:** Mains  
**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** Fibre  
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/06052025

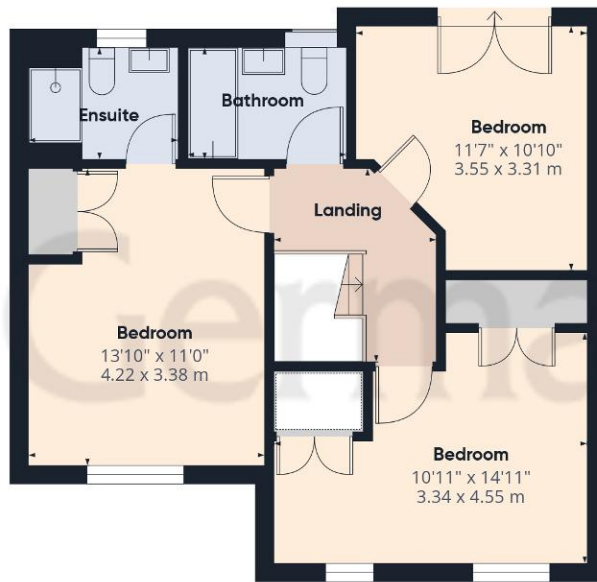








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1101 ft<sup>2</sup>  
102.3 m<sup>2</sup>

(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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## 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.

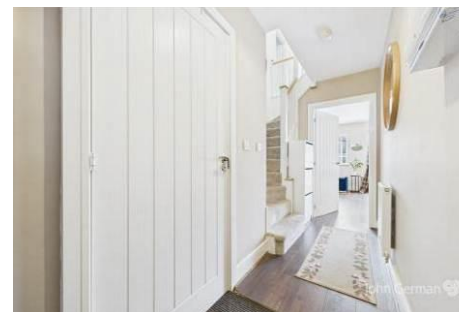
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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