

Sampson Avenue

Bramshall Meadows, Uttoxeter, ST14 5FG



Well presented and maintained modern semi detached home, highly suitable for a variety of potential buyers, occupying an extremely pleasant position on the popular development.

Offers in region of £225,000

John German 

Whether looking for your first home, moving up or down the property ladder, or for a buy to let investment, viewing of this lovely modern home is strongly recommended to appreciate its lovely position on the St Modwen's development, enjoying a good degree of privacy to the rear where it backs onto a balancing pool.

Built in 2019 on phase one of the popular development, within walking distance to the first school, the town centre and its wide range of amenities are also within easy reach.

A composite entrance door with an uplight opens to the welcoming hall where stairs rise to the first floor and doors lead to the open plan ground floor accommodation and the fitted downstairs cloakroom/WC which has a white two-piece suite and front facing window. The lounge/dining area extends to the full width of the home with wide French doors opening to the patio and garden, plus a useful understairs cupboard.

The fitted kitchen area has a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window, a fitted gas hob with a stainless-steel extractor hood over and electric oven under, plus plumbing for a washing machine and additional appliance space.

To the first floor, the landing has access to the loft and doors to the three good sized bedrooms, two of which can easily accommodate a double bed, and the third bedroom having a built-in wardrobe. The front facing master bedroom also has a built-in double wardrobe with mirror sliding door and the benefit of a fitted en suite shower room incorporating a shower cubicle with an electric shower over, plus tiled splashbacks.

Completing the accommodation is the fitted family bathroom also having a white suite incorporating a panelled bath with a mixer tap and shower attachment plus a fitted glazed screen above, and complimentary tiled splashbacks.

Outside to the rear, a paved patio leads to the enclosed garden that provides a blank canvas to landscape and plant as you wish, enjoying a good degree of privacy due to backing onto a balancing pool with space for a shed and gated access. To the front there is a shrubbed fore garden. A tarmac driveway extends to the side of the home providing off road parking.

Agents note: There is a small annual charge for the maintenance of communal areas.

What3words: equality.adjuster.unveils

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: Brick & timber framed

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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/29082024

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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