



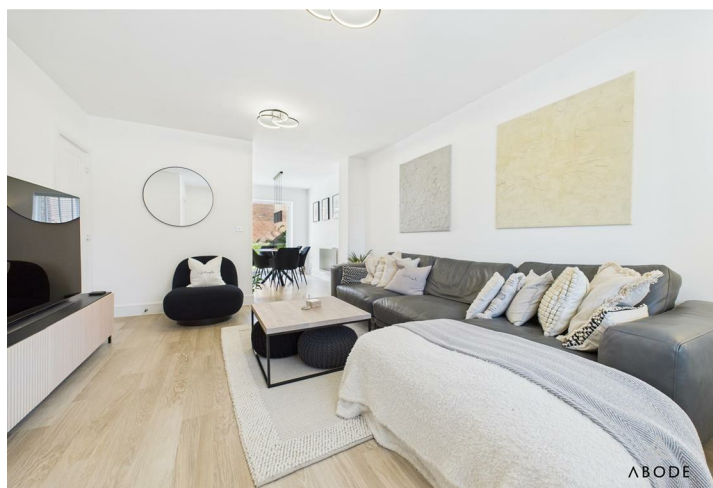




Tucked away within the desirable Bramshall Meadows development on the outskirts of Uttoxeter, this spacious three-bedroom semi-detached home offers convenient access to the A50, connecting to the M1 and M6, and is also within reach of Uttoxeter train station. The location provides ideal commuting routes to Derby, Stoke, and Stafford.

This well-designed property comprises an entrance hallway, lounge, open-plan kitchen/diner, utility room, ground floor WC, three bedrooms (including a master bedroom with en-suite), and a separate family bathroom. The rear garden provides an ideal space for relaxing or entertaining. To the side, a tandem driveway offers ample parking for multiple vehicles.

Viewings are strictly by appointment and can be arranged by contacting Abode Estate Agents.



## Hallway

With a composite front door, staircase rising to the first floor, Nest thermostat/heating system, electrical distribution board, central heating radiator and smoke alarm. Internal door leads to:

## Lounge

With a UPVC double glazed window to the front, central heating radiator, useful under-stairs storage cupboard, telephone and TV aerial points. Open plan access to:

## Kitchen/Diner

French doors open out to the rear garden. The kitchen is fitted with a range of high-gloss base and eye-level units with granite drop-edge work surfaces. Integrated appliances include a four-ring stainless steel gas hob with matching extractor hood and oven/grill, fridge and freezer. There is additional space for freestanding white goods, central heating radiator, and smoke alarm. Internal door to:

## Utility Room

With space and plumbing for undercounter appliances, granite work surface, extractor fan, central heating radiator, loft access to storage, and composite rear entry door. Internal door leads to:

## W.C.

With a UPVC frosted window to the side, low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, and gas combination boiler.

## First Floor



## Bedroom One

With a UPVC window to the front, central heating radiator, built-in mirrored wardrobes with hanging space and shelving, isolator switch, TV aerial point, and additional over-stairs storage cupboard with shelving and thermostat.











### En-suite

With a frosted UPVC window to the front. Fitted with a three-piece suite comprising corner shower cubicle with electric shower and glass screen, low-level WC, pedestal wash hand basin with mixer tap, heated towel rail and wall tiling.

### Bedroom Two

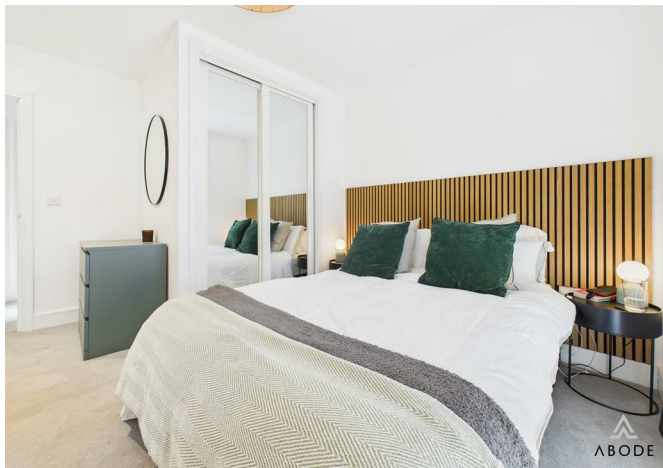
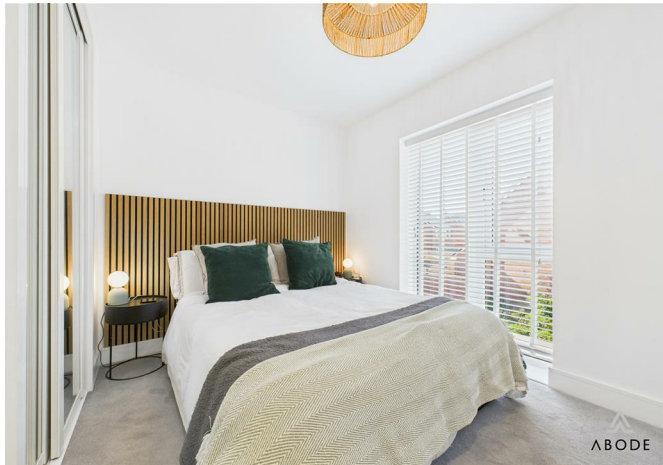
With a UPVC window to the rear and central heating radiator.

### Bedroom Three

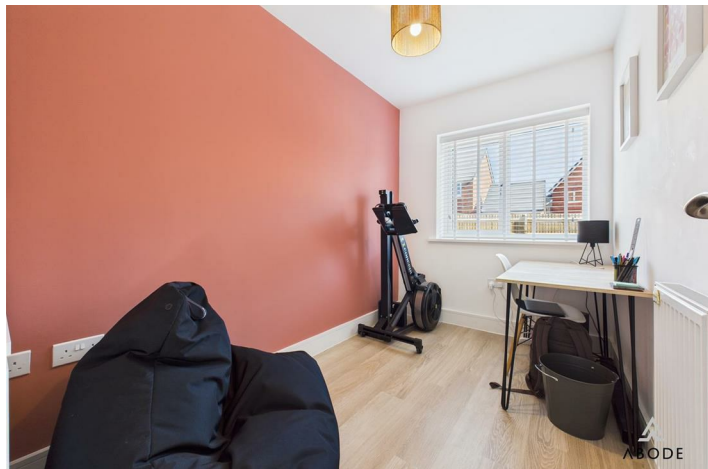
With a UPVC window to the rear and central heating radiator.

### Family Bathroom

With a frosted UPVC window to the side. Three-piece suite comprising panelled bath with shower and screen, pedestal wash hand basin with mixer tap, low-level WC, heated towel rail, extractor fan, wall tiling and shaving point.











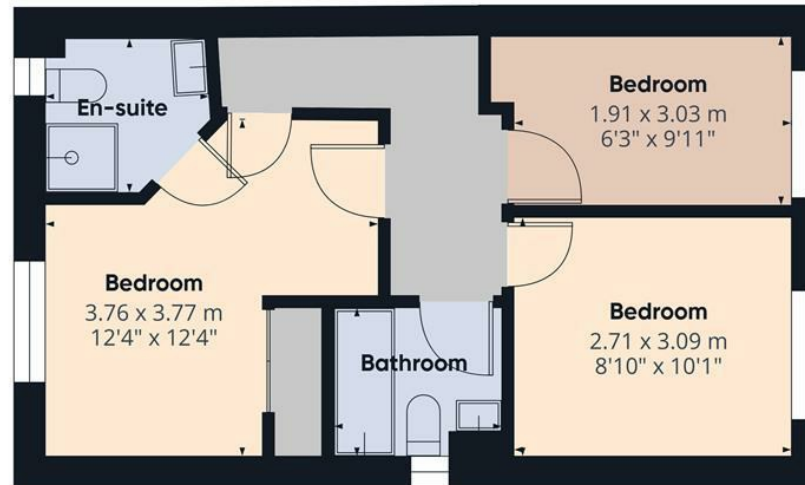








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

75.6 m<sup>2</sup>  
814 ft<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.

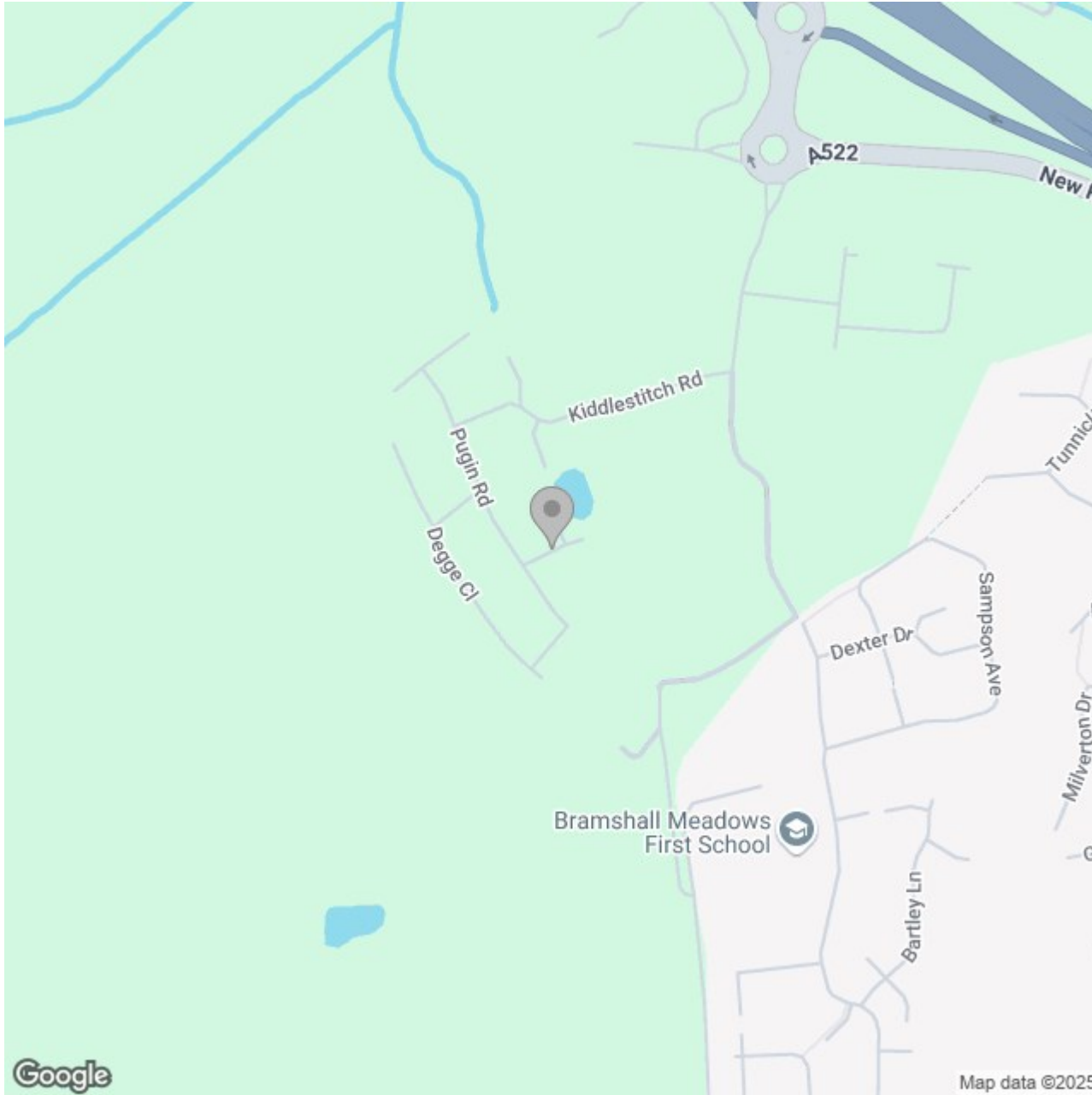
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 