







Recently redecorated and beautifully refreshed throughout, this exceptionally spacious family home offers a high-quality specification and a well-balanced layout, set in an enviable position on the popular Bramshall Meadows development by St Modwen Homes (2017).

Situated on the edge of Uttoxeter, the property enjoys easy access to local amenities, the town centre and excellent transport links, including the A50 connecting the M1 and M6, and the cities of Derby and Stoke-on-Trent.

The generous accommodation begins with a welcoming reception hall and includes a full-depth, triple-aspect lounge with French doors opening onto the rear garden. To the rear, the impressive refitted dining kitchen is ideal for family life and entertaining, featuring extensive contemporary units, quartz work surfaces, a range cooker, integrated appliances and French doors to the garden, complemented by a separate utility room. A versatile dual-aspect study completes the ground floor.

The first floor offers three double bedrooms, two with high-quality en suite shower rooms, including the dual-aspect principal bedroom with walk-in wardrobe, along with a stylish family bathroom. The second floor provides two further double bedrooms and an additional shower room, making this an ideal home for larger or multi-generational families.

Externally, the property benefits from a wide rear garden with patio and decked seating area, offering excellent outdoor space and scope for landscaping. To the side is a double-width driveway leading to a detached double garage.

An annual estate management charge of approximately £410 applies for the upkeep of communal areas.



  
**ABODE**  
 SALES & LETTINGS

## Entrance Hall

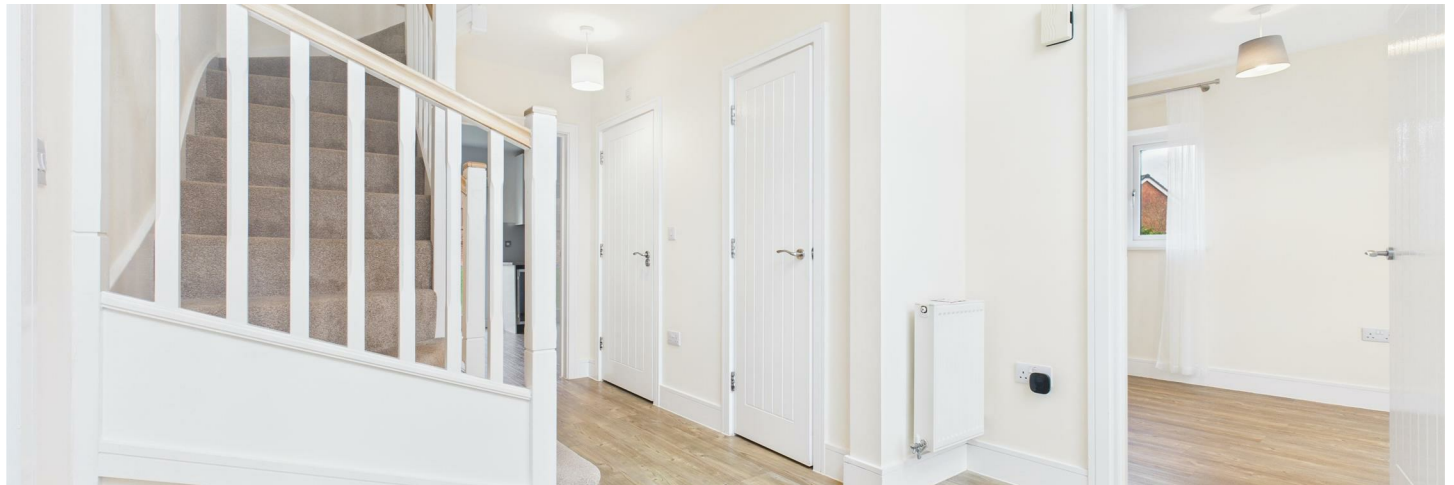
An impressive and welcoming hallway featuring upgraded Amtico flooring throughout and a composite front entrance door with vaulted, double-glazed windows spanning three floors, showcasing the striking mezzanine design. The hallway benefits from a central heating radiator, doorbell chime, smoke alarm, a useful under-stairs cloaks cupboard, additional storage with hanging rail and coat hooks, and doors providing access to the principal ground floor rooms.

## Lounge

A bright and spacious living room enjoying triple-aspect views to the front, side, and rear elevations. The room is fitted with three UPVC double-glazed windows and French double-glazed doors opening onto the rear patio. Additional features include two central heating radiators, a TV aerial point, and an internal door leading to the kitchen diner.

## W.C.

Finished with upgraded Amtico flooring, comprising a low-level WC, wash hand basin with mixer tap and tiled splashback, central heating radiator, extractor fan, and spotlighting.









### Kitchen/Diner

The property features an impressive, fully re-fitted kitchen diner, thoughtfully designed to combine contemporary style with everyday practicality. Finished with Glass Grey Shell Quartz 300mm work surfaces and complemented by a brushed silver Alusplash splashback, the kitchen is enhanced by calming upgraded flooring and a comprehensive range of modern base and eye-level units.

High-quality appliances include a striking Rangemaster NEXSE 110 five-ring dual fuel range cooker with matching stainless steel extractor hood, two Zanussi dishwashers, an integrated wine cooler, and two Sharp A++ rated 60cm freestanding fridge freezers, with additional space available for an American-style fridge freezer. The well-appointed utility area incorporates a Hotpoint 9kg washing machine with 1400rpm spin in graphite.

Practical features include under-cupboard downlighting, ceiling spotlights, a 1.5-bowl under-counter ceramic composite sink with drainer, Simeto chrome monobloc pull-out spray mixer tap, central heating radiator, TV point, and smoke alarm. An internal door provides direct access to the utility room, completing this exceptional kitchen and dining space ideal for modern family living and entertaining.

### Utility Room

With a UPVC double-glazed window to the side elevation, upgraded Amtico flooring, matching base and eye-level storage units, shelving, and drop-edge preparation work surfaces. The room is fitted with a stainless-steel sink and drainer with mixer tap, plumbing for freestanding under-counter appliances, carbon monoxide detector, and extractor fan.



### First Floor Mezzanine Landing

A standout feature of the home, the mezzanine landing enjoys wonderful front-facing views via vaulted UPVC double-glazed windows, allowing an abundance of natural light. The landing offers a central heating radiator, smoke alarm, two built-in double storage cupboards with hanging rails and shelving, and access to the first-floor accommodation.

### Master Bedroom

A generously proportioned principal bedroom featuring dual-aspect UPVC double-glazed windows to the front and side elevations, creating a bright and airy living space. The room further benefits from a large, spacious walk-in wardrobe, offering extensive hanging and storage facilities (1.50m x 2.42m / 4' 10" x 7' 11"). Additional features include a central-heating radiator, thermostat, and TV aerial point.

### En-suite One

With a UPVC double-glazed frosted window to the side elevation, this modern en-suite comprises a low-level WC, pedestal wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen. Complementary tiling, ceiling spotlighting, extractor fan, heated towel radiator, and shaving point complete the space.

### Bedroom Two

Featuring a UPVC double-glazed window to the front elevation, central heating radiator, and a built-in double wardrobe with hanging rail and shelving. Additional features include TV aerial and telephone points, with an internal door leading to:





### En-suite Two

Fitted with a UPVC double-glazed frosted window to the side elevation and comprising a low-level WC, pedestal wash hand basin with mixer tap, and double shower cubicle with sliding glass screen. Finished with complementary wall tiling, ceiling spotlighting, extractor fan, heated towel radiator, and shaving point.

### Bedroom Three

With a UPVC double-glazed window to the rear elevation, central heating radiator, and TV aerial point.

### Family Bathroom

A well-appointed four-piece suite featuring a UPVC double-glazed frosted window to the rear elevation. The bathroom comprises a low-level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, and a double shower cubicle with sliding glass screen. Finished with complementary wall tiling, heated towel radiator, ceiling spotlighting, extractor fan, and shaving point.

### Landing

The second-floor landing enjoys two UPVC double-glazed windows to the front elevation, a central heating radiator, smoke alarm, and access to the loft space via a hatch. Internal doors lead to:

### Bedroom Four

A spacious bedroom featuring a UPVC double-glazed window to the side elevation and two front-facing Velux windows with built-in blinds. The room also benefits from a central heating radiator, TV aerial point, and a built-in airing cupboard housing the pressurised hot water tank.

### Shower Room

With a UPVC double-glazed frosted window to the rear elevation, this contemporary shower room comprises a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a double shower cubicle with sliding glass screen. Finished with complementary wall tiling, heated towel radiator, ceiling spotlighting, extractor fan, and shaving point.

### Outside

Shared vehicular access leads to the side of the property, where a double-width driveway offers generous off-road parking and provides access to the detached double garage, which is fitted with an up-and-over door, power and lighting. The outside wall has the benefit of a EV Car charging point (Wallbox Type 2)







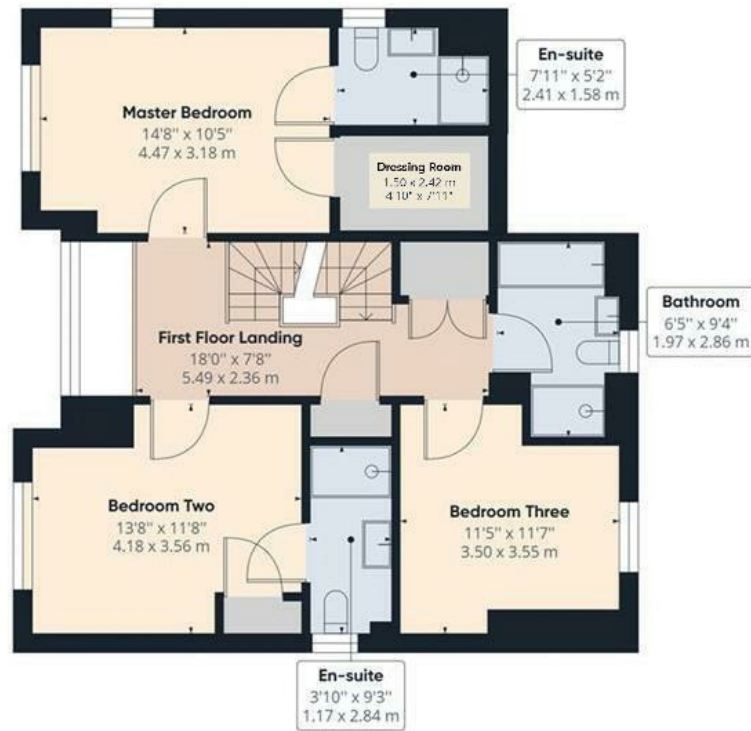
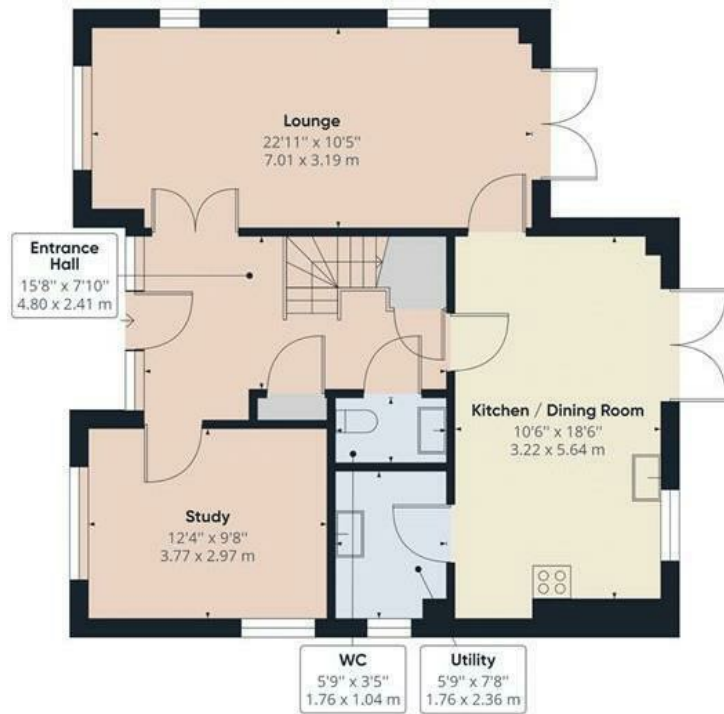
















## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>87</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 