



£235,000

3 Bedroom Semi-Detached House for sale  
120 Ivinston Way, Bramshall, Uttoxeter



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SALES AND LETTINGS





## Overview

Suitable for anyone looking for their first home, moving up or down the property ladder, or as a buy to let investment.



## Key Features

- Superbly Presented Home
- Driveway for Off-Road Parking
- Detached Garage
- EPC Energy Rated 'B'
- En-suite to Master Bedroom
- NHBC Warranty
- Dual Zone Heating Control









Presented in Turnkey condition and suitable for anyone looking for their first home, moving up or down the property ladder, or the seasoned investor looking to add to their portfolio

The presentation and upkeep of this home is a credit to the current owners. This well-balanced home is an ideal candidate for those looking take their first steps onto the housing ladder. Situated on the popular Bramshall Meadows Estate this is a Bellway home and has the outstanding balance remaining on the NHBC warranty.

Entry to the property is via a welcoming hall which allows you to shake off the worst of the weather before entering the lounge. There is ample space in here to accommodate shoe and coat storage, there is also access to the guest cloak room with a modern two piece suite.

The ground floor is essentially split in two with the inviting lounge at the front and kitchen diner to the rear. The lounge is a light, bright, and comfortable space that will accommodate a range of furniture and configurations. There is stair access off here to the first floor and a hand under-stairs recess. The kitchen diner at the rear is a spacious area with ample room for a family dining table without compromising on space. The kitchen itself has a good range of storage solutions, integrated fridge/freezer, plumbing for washing machine, built-in oven and inset gas hob. The light and space in here is accentuated by the French doors and full height glazed side panels leading to the rear garden.



On the first floor are the three bedrooms and family bathroom. To the rear is the lovely master bedroom that has two useful built-in storage cupboards plus the benefit of a fitted ensuite shower room having a three-piece suite incorporating a double walk-in shower cubicle, wash basin, toilet and chrome towel heater. Bedroom two is another double bedroom and bedroom three is a modest single room (currently serving as a dressing room).

Externally this property benefits from it's location with a slightly larger plot than similar properties and a wider, dedicated driveway rather than a shared one. The drive is sufficient to accommodate two cars. The rear garden is also a well balanced space with the home and is a simple mixture of lawn and patio area and it's elevated position to homes beyond makes this a very private and secure space.

Please call us to arrange your viewing, we are available 7 days a week and



evenings too for your convenience

### **Entrance Hall**

A handy space with hard wearing flooring for shaking off the worst of the weather before entering the home

### **Lounge**

13' 5" x 10' 11" (4.10m x 3.35m)

(Main Body Dimensions). A light and bright space at the front of the home with stair access off to the first floor and carpet floor covering. All complemented and adorned with Oak door upgrades.

### **Kitchen Diner**

15' 7" x 11' 3" (4.75m x 3.45m)

Extending the full width of the house this is another light, bright space accentuated by the French doors and side panels leading to the rear garden. Ample room in here for family dining table without compromising on space. Kitchen is well stocked with storage solutions as well as integrated fridge freezer, plumbing for a washing machine, built-in oven and inset gas hob.

### **Master Bedroom with Ensuite**

11' 5" x 8' 2" (3.50m x 2.50m)

Overlooking the rear of the property with the added benefit of two built-in wardrobes and additional space for supplementary furniture. The ensuite has a large double shower cubicle, wash basin, toilet and chrome towel heater

### **Bedroom 2**

10' 2" x 8' 6" (3.10m x 2.60m)

Another double room again with ample space for additional furniture

### **Bedroom 3**

6' 10" x 6' 10" (2.10m x 2.10m)

A single room currently serving as a dressing room

### **Family Bathroom**

With mains fed shower over bath, wash basin, toilet and chrome towel heater

### **Garage**

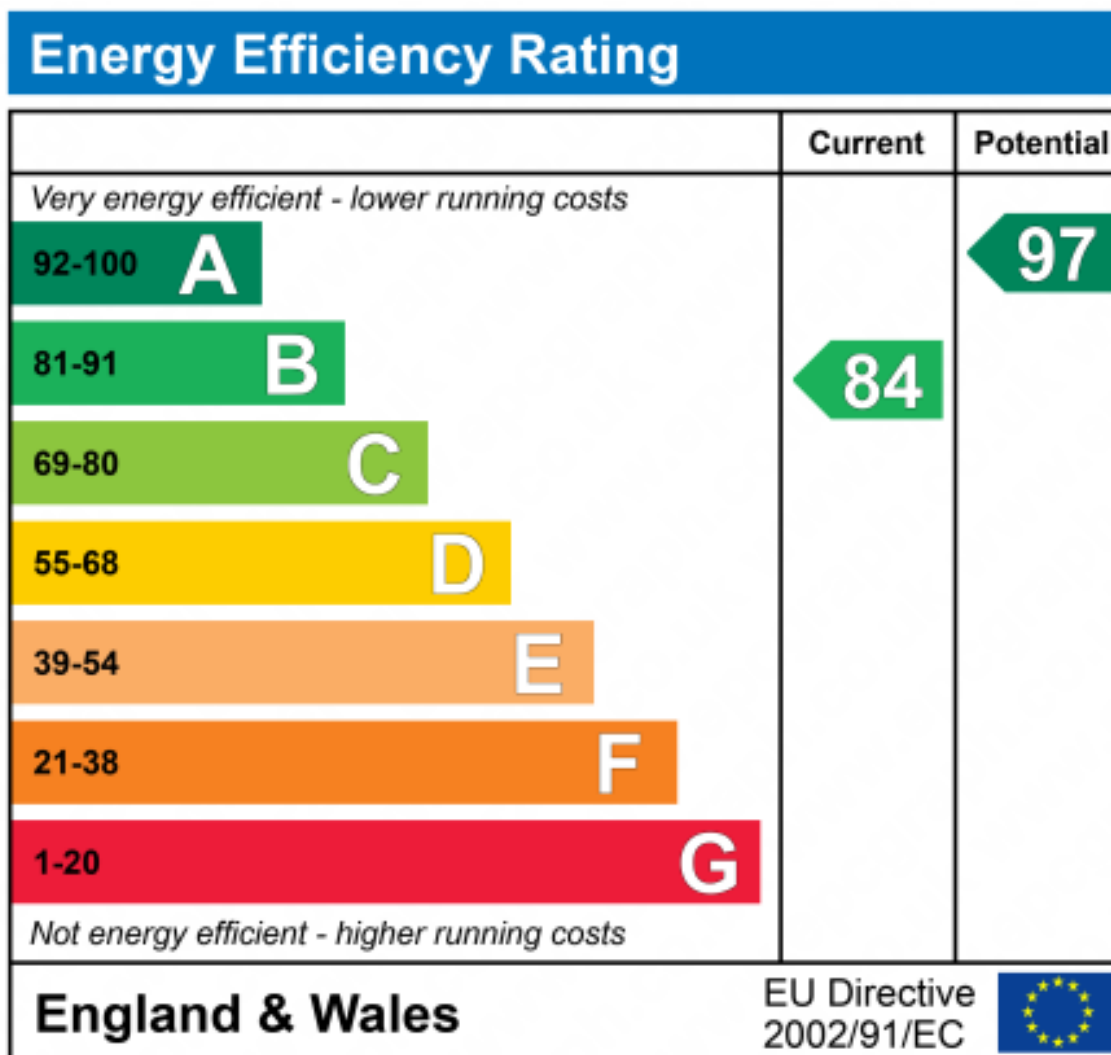
20' 6" x 10' 9" (6.25m x 3.30m)

Single detached garage with power, lighting and pitched roof for additional storage



# Floorplans









Marketed by EweMove Uttoxeter & Cheadle

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