



The Barlow, Plot 640 Bramshall Meadows, New Road, Uttoxeter, ST14 5DS

Asking price £365,000

"You never get a second chance to make a first impression"

This brand new four-bedroom, detached, family home is immediately impressive. "Welcome to The Barlow" a stunning four bedroom sanctuary nestled in this sought-after development, Bramshall Meadows by St.

Modwen Homes in Uttoxeter, Staffordshire.

Denise White Estate Agents Comments

Welcome to your new dream home! Prepare to be enchanted by this stunning four-bedroom detached property. Boasting spacious and light-filled interiors, sleek finishes, and a layout perfect for family living, this home is truly a dream come true. Situated in the highly sought-after Bramshall Meadows development, this residence offers modern luxury at its finest. Developed by renowned builder St. Modwen Homes, this exquisite property spans 1379 sq ft and has been intelligently designed to cater to the needs of today's modern lifestyles.

The Barlow, the name of this beautiful home, is characterised by its airy and substantial design, with generously sized rooms and floor-to-ceiling windows that flood the space with natural light. Step onto the property and you'll be delighted to find a driveway providing convenient off-road parking, leading to a single garage.

As you enter the home through the generous entrance hall, you'll be greeted by an open plan kitchen/dining area that seamlessly flows into a spacious living room, perfect for entertaining guests. The kitchen is a culinary enthusiast's dream, featuring integrated appliances that ensure a seamless cooking experience. The dining area, with its bi-fold doors, invites gatherings and fills the space with an abundance of natural light, opening up to the rear garden. The lounge is designed for relaxation and entertainment, providing the ideal retreat to unwind and enjoy your favourite shows. Whether you need a space to cook, dine, relax, work, or entertain, this property has it all. Additionally, there is a room on the ground floor that offers flexibility and can be used as a home office or playroom. A utility room and a convenient W.C. complete the ground floor.

Moving upstairs, the top floor of the home is bathed in natural light. The spacious landing leading to the bedrooms and family bathroom. The main bedroom offers ample fitted storage space and a modern ensuite bathroom. Three additional well-sized bedrooms are served by the family bathroom.

Step outside and discover the delights of the good-sized garden plot, perfect for outdoor enjoyment and relaxation.

This exceptional family home seamlessly combines modern elegance with practicality, making it an absolute must-see. Embrace the opportunity to live in this fabulous development, where modern estate living meets convenient access to essential amenities and major roads such as the A50 and A518. Don't miss your chance to make this house your new home!

Entrance Hall

Open Plan Kitchen-Dining Space

26'5" x 10'09" (8.05m x 3.28m)



Utility Room

4'11" x 5'10" (1.50m x 1.78m)

Living Room

11'5" x 15'3" (3.50m x 4.65m)



Study

8 x 8'8" (2.44m x 2.64m)



Bedroom Two

11'2" x 12'9" (3.42m x 3.91m)



Cloakroom

First Floor Accommodation

Bedroom One

11'5" x 11'3" (3.50m x 3.45m)



Bedroom Three

11'3" x 9'0" 3'3" (3.45m x 2.76m 1)



Bedroom Four

7'3" x 9'2" (2.21m x 2.80m)



En-Suite

7'5" x 4'11" (2.28m x 1.52m)

Family Bathroom

7'3" x 9'2" (2.23m x 2.80m)



Outside

There is a driveway and a single garage. Garden to the rear aspect.

Agents Notes

Freehold

All mains services connected

A management fee will be payable for the maintenance of the communal grounds outside.

Location



Situated between both the A50 and A518

Just 1 mile from Uttoxeter Town Centre

Semi-rural lifestyle

Uttoxeter Station 1.6 miles

About St. Modwen Homes



St. Modwen Homes builds high-quality new homes across the UK. St. Modwen Homes adopts thoughtful design at the heart of its developments. Each property is designed to incorporate a philosophy of light and height, with all new homes boasting high ceilings and large windows throughout. The bright, open living spaces help to create a calming space for homeowners to enjoy.

10 Year NHBC Warranty

The NHBC is the UK's leading provider of warranty and insurance for new homes. To keep you reassured, your new home comes with a 10-year NHBC structural warranty, including a St. Modwen Homes warranty for the first two years. This gives you complete peace of mind from the get-go.

HBF 5 star builder 2022

St. Modwen are committed to always providing the highest levels of customer service across all of their developments, which is why they have been awarded a prestigious 5-star rating for customer satisfaction from the House Builder's Federation (HBF).

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Please Note.....

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

Do You Have A House To Sell or Rent ?

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

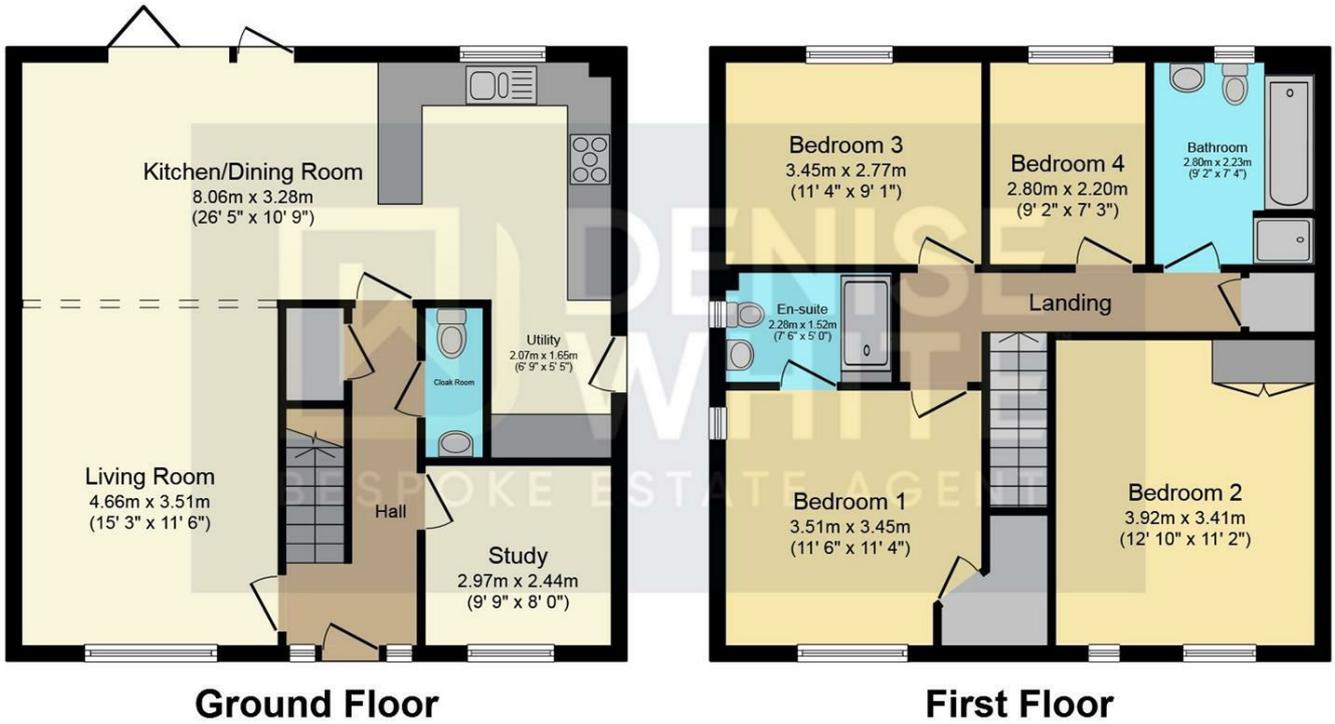
Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Need A Solicitor

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go !when the times comes, you're ready to go !

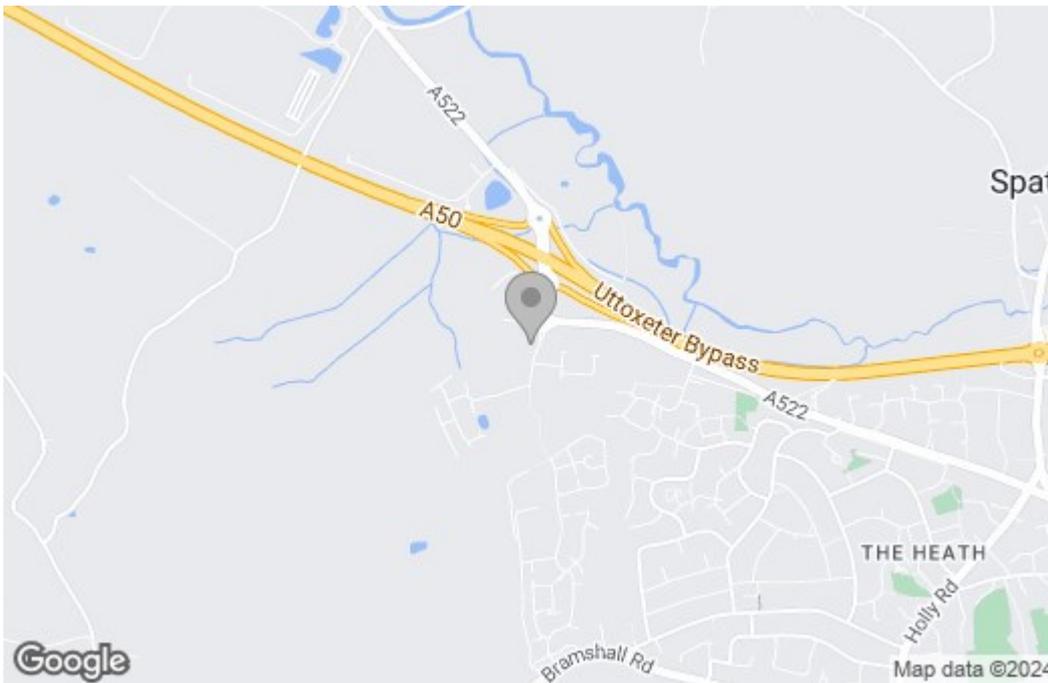
Floor Plan



Total floor area 129.6 m² (1,395 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

01538 381 772 | 01782 901 088 | 07854643365 | denisewhite@denise-white.co.uk | www.denise-white.co.uk