



**Pugin Road, Bramshall, Uttoxeter. ST14 5FX**

welcome to

## Pugin Road, Bramshall, Uttoxeter

INTERNAL INSPECTION is essential of this IMMACULATELY PRESENTED detached family home built c..2022 for sale with NO UPWARD CHAIN comprises: open plan kitchen living diner, utility, snug/reception room, guest cloaks, four bedrooms, en suite & family bathroom. Garage, driveway & gardens.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Access to the property is gained via a driveway providing off road parking leading to:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

Having stairs to the first floor accommodation; doors off to:

**Guest Cloakroom:**

With low level w.c.; wash hand basin; complementary tiling; central heating radiator.

**Snug / Reception Room:**

9' 4" x 7' 11" ( 2.84m x 2.41m )

Having double glazed window to the front elevation; central heating radiator.

**Open Plan Kitchen Living Diner**

26' 4" max x 25' 10" max ( 8.03m max x 7.87m max )

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; breakfast bar; integrated double electric oven; five ring gas hob with cooker hood over; integrated dishwasher, fridge and freezer; double glazed windows to the front and rear elevations; laminate flooring; French doors leading out to the rear garden; central heating radiator; modern attractive feature fireplace.

**Utility Room:**

With plumbing for washing machine; base units with complementary work surface over; door leading to the rear garden.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With storage cupboard housing the boiler; doors off to:

**Bedroom One:**

11' 11" x 11' 5" ( 3.63m x 3.48m )

With double glazed window to the front elevation; built in wardrobes; central heating radiator; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; double obscure glazed window; heated towel rail; complementary tiling.

**Bedroom Two:**

12' 8" x 11' 2" ( 3.86m x 3.40m )

With two double glazed windows to the front elevation; central heating radiator.

**Bedroom Three:**

11' 3" x 9' 1" ( 3.43m x 2.77m )

With double glazed window to the rear elevation; central heating radiator.

**Bedroom Four:**

9' 2" x 7' 2" ( 2.79m x 2.18m )

With double glazed window to the rear elevation; central heating radiator.

**Family Bathroom:**

Having bath with mixer tap and shower attachment; separate shower cubicle with wall mounted shower; wash hand basin; low level w.c.; double obscure glazed window to the rear elevation; heated towel rail; complementary tiling..

**Garage:**

With up and over door; power and lighting.

**Gardens:**

Fore garden area to the front with shrub plantings and central pathway. Tandem driveway to the side of the property provides off road parking leading to the garage. The rear garden is mainly laid to lawn with patio area and timber fence and wall boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens.



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## Pugin Road, Bramshall, Uttoxeter

- Council Tax Band E - Modern Detached Executive Home NO UPWARD CHAIN
- Four Bedrooms. En Suite to Main Bedroom
- Open Plan Kitchen Living Diner. Snug/Office. Utility Room
- Family Bathroom. Guest Cloakroom
- Garage. Driveway. Gardens

Tenure: Freehold EPC Rating: B

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR108963 - 0005

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