

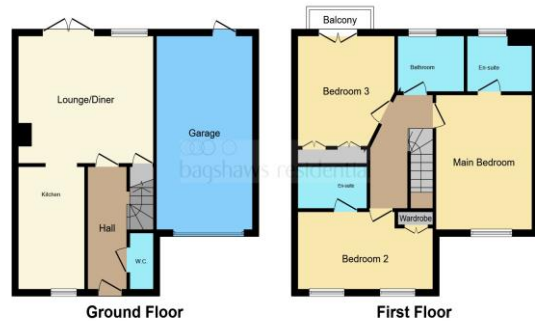


**Ivinson Way, Bramshall, Uttoxeter. ST14 5EQ**

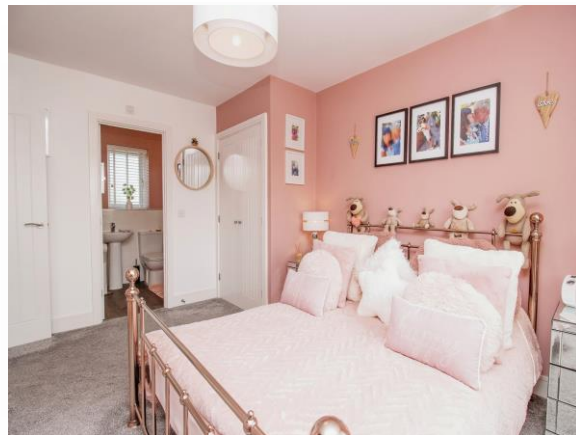
welcome to

## Ivinson Way, Bramshall, Uttoxeter

Bagshaws Residential demand EARLY INTERNAL INSPECTION of this WELL PRESENTED modern detached family home having accommodation comprising: guest cloakroom, lounge diner, kitchen, three bedrooms TWO with EN SUITE facilities and family bathroom. Drive, GARAGE and gardens.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.flooragent.com](http://www.flooragent.com)



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

**Entrance Door:**

Having storm porch over; leading into:

**Entrance Hallway:**

Having stairs to the first floor accommodation; central heating radiator with cover; vinyl flooring; doors off to:

**Guest Cloakroom:**

With low level w.c.; wash hand basin; vinyl flooring; double glazed window to the front elevation; central heating radiator with cover.

**Lounge Diner:**

14' 10" x 13' 2" ( 4.52m x 4.01m )

With understairs storage; double glazed window to the rear elevation; two central heating radiators; French uPVC doors leading out to the rear garden; wood effect flooring; opening into:

**Kitchen:**

12' 7" x 7' 4" ( 3.84m x 2.24m )

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary Oak work surfaces; integrated double oven; gas hob with cooker hood over; plumbing for washing machine; integrated dishwasher, fridge and freezer; complementary tiling; double glazed window to the front elevation; central heating radiator; wood effect flooring; down lighting; plinth heater; central heating boiler.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

With central heating radiator with cover; loft access; doors off to:

**Bedroom One:**

13' 10" max x 10' 9" max ( 4.22m max x 3.28m max )

With double glazed window to the front elevation; central heating radiator; leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary tiling; heated towel rail; vinyl flooring; double glazed window to the rear elevation.

**Bedroom Two:**

14' 11" x 9' 4" ( 4.55m x 2.84m )

Having two double glazed windows to the front elevation; central heating radiator; fitted wardrobes; leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; complementary tiling; heated towel rail; vinyl flooring.

**Bedroom Three:**

10' 10" max x 11' 4" max ( 3.30m max x 3.45m max )

With double glazed French doors with Juliet balcony to the rear elevation; fitted wardrobes; central heating radiator.

**Family Bathroom:**

Having bath with mixer taps and shower head; wash hand basin; low level w.c.; complementary tiling; heated towel rail; vinyl flooring; double glazed window to the rear elevation.

**Integral Garage:**

19' 11" x 10' 7" ( 6.07m x 3.23m )

With manual up and over door; personal door.

**Gardens:**

The front garden is laid to lawn with plantings and brick boundary and metal railings . Side gated access leads to the rear garden which has recently been landscaped with decked patio area, further patio area with pergola, steps to lawned area with well stocked flowers beds and plantings and timber fenced boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band D



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## Ivinson Way, Bramshall, Uttoxeter

- Modern Detached Family Home
- Three Bedrooms. TWO EN SUITES and Family Bathroom
- Lounge. Fitted Kitchen
- Guest Cloakroom
- Gardens. Drive. Garage

Tenure: Freehold EPC Rating: B

# £315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR109440 - 0004

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bagshaws residential



**01889 567567**



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



**bagshawsresidential.co.uk**