



Fraser Drive, Bramshall, Uttoxeter. ST14 5EH

welcome to

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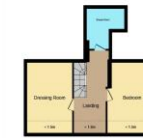
Conveniently positioned for access to amenities and schools is this IMMACULATE three storey family home having second floor master suite, dressing room & shower room, four further bedrooms two with en suites, two reception rooms, kitchen diner, bathroom, guest cloaks & family bathroom. DOUBLE GARAGE



Ground Floor



First Floor



Second Floor



Garage

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 inspectors. Powered by www.focusagent.com

Access to the property is gained via:

Entrance Door:

With glazed side panels leading into:

Entrance Hallway:

Having wood effect flooring; central heating radiator; storage cupboard; stairs to the first floor accommodation; wood effect flooring; doors off to:

Lounge:

23' 10" x 10' 5" (7.26m x 3.17m)

Double doors lead from the hallway; double glazed windows to the front and side elevations having fitted electric blinds; central heating radiator; double glazed French doors leading out to the rear garden.

Reception Room:

12' 3" x 9' 8" (3.73m x 2.95m)

With double glazed window to the front elevation having fitted electric blinds; central heating radiator.

Guest Cloakroom:

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

Kitchen Diner:

19' 9" x 11' 7" max (6.02m x 3.53m max)

A fitted kitchen comprising sink and drainer set in a base unit with instant boiling water and filtered refrigerated cold water tap; further base, wall and drawer units; complementary work surface; integrated double electric oven; six ring gas hob with stainless steel cooker hood over; integrated dishwasher, fridge and freezer; double glazed window to the rear elevation having fitted electric blinds; complementary tiling; French doors leading out to the rear garden; central heating radiator; down lighting; wood effect flooring; door leading into:

Utility Room:

8' 2" x 5' 11" (2.49m x 1.80m)

Having stainless steel sink and drainer set in a base unit; further base units; plumbing for washing machine; further appliance space; wall mounted central heating boiler.



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Stairs From The Hallway:

Leading to:

First Floor Landing:

With full height double glazed window to the front elevation; two storage cupboards; central heating radiator; doors off to:

Family Bathroom:

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

Bedroom:

14' 6" x 10' 6" (4.42m x 3.20m)

With double glazed window to the front elevation having fitted electric blinds; central heating radiator; door leading into walk in wardrobe with hanging rail and shelving and central heating radiator; nest thermostat; further door leading into:

En Suite:

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

Bedroom:

13' x 11' 11" max (3.96m x 3.63m max)

With double glazed window to the front elevation having fitted electric blinds; central heating radiator; door leading into:

En Suite:

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

Bedroom:

12' 1" x 12' max (3.68m x 3.66m max)

With double glazed window to the rear elevation having fitted electric blinds; central heating radiator.

Stairs From First Floor:

Leading to:

Second Floor Master Suite:

Landing with two roof light windows and feature glazed window; central heating radiator; doors off to:

Bedroom:

15' 1" x 9' 11" (4.60m x 3.02m)

Restricted head height. Having two double glazed roof light windows to the front elevation; double glazed window to the side elevation; central heating radiator.

Shower Room:

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

Dressing Room:

14' 11" max x 10' 2" to back of wardrobes (4.55m max x 3.10m to back of wardrobes)

With two double glazed roof light windows; a range of fitted bespoke units comprising mirror door wardrobes; cupboards, hanging rails, drawers and shelving.

Double Garage:

With up and over door;

Gardens:

To the front of the property is a central pathway with lawned areas either side with sprinkler water system installed and hedge boundaries. Driveway to the side provides off road parking for several vehicles leading to the double garage and electric car changing point. Gated access leads to the rear garden which is laid to lawn with patio area with timber fence and wall boundaries.

Please Note:

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

welcome to

Fraser Drive, Bramshall, Uttoxeter

- Three Storey Modern Family Home
- Master Suite with Shower Room and Dressing Room.
Four Bedrooms. Two En Suite.
- Lounge. Study. Kitchen Diner
- Guest Cloakroom. Family Bathroom
- DOUBLE GARAGE. Gardens

Tenure: Freehold EPC Rating: B

offers in the region of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR109391 - 0002

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