

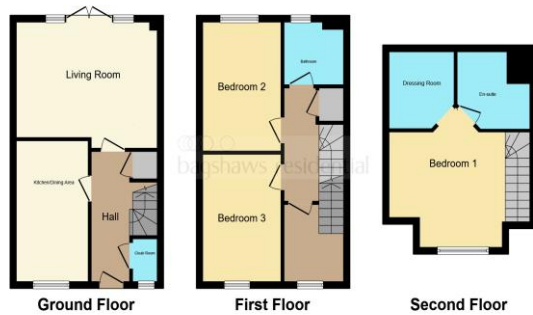


Ivinson Way, Bramshall, Uttoxeter. ST14 5EQ

welcome to

Ivinson Way, Bramshall, Uttoxeter

Situated in close proximity to the market town of Uttoxeter on the popular Bramshall Meadows development is this three storey semi detached internally comprising: lounge, kitchen diner, guest cloaks. First floor two bedrooms, bathroom. Second floor master bedroom, en suite & dressing room. 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 inspection(s). Powered by www.flooragent.com

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

Entrance Door:

Leading into:

Entrance Hallway:

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

Guest Cloakroom:

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

Kitchen Diner:

13' 11" x 7' 8" (4.24m x 2.34m)

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated electric oven; gas hob with cooker hood over; plumbing for washing machine; wood effect flooring; double glazed window to the front elevation; central heating radiator.

Lounge:

15' x 11' 4" (4.57m x 3.45m)

Having French doors leading out to the rear garden with double glazed windows either side; central heating radiator.

Stairs From Hallway:

Leading to:

First Floor Landing:

With storage cupboard; doors off to:

Bedroom:

12' 9" x 8' 2" (3.89m x 2.49m)

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

Bedroom:

12' x 8' 3" (3.66m x 2.51m)

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

Family Bathroom:

Having bath; wash hand basin; low level w.c.; complementary tiling; heated towel rail; double glazed window to the rear elevation.

Stairs:

Leading to second floor.

Master Bedroom:

13' 9" x 11' 2" (4.19m x 3.40m)

With open balustrade; dormer window to the front elevation; central heating radiator; door leading into en suite; opening into:

Dressing Area:

7' 6" x 7' 2" (2.29m x 2.18m)

With sky light window; central heating radiator.

En Suite:

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

Attached Garage:

With up and over door.

Gardens:

To the front the driveway provides off road parking with front forecourt garden having pathway and shrub plantings. Enclosed rear garden has patio area, lawned area and timber fenced boundaries.

Please Note:

Council Tax Band C

Photographs may have been taken using a wide angle lens.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



view this property online bagshawsresidential.co.uk/Property/UTR109283



welcome to

Ivinson Way, Bramshall Uttoxeter

- Three Storey Semi Detached Home
- Three Bedrooms. En Suite
- Lounge Diner. Kitchen
- Guest Cloakroom. Family Bathroom
- Drive. GARAGE. Gardens

Tenure: Freehold EPC Rating: B

offers in the region of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109283



Property Ref:
UTR109283 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk