



Ivinson Way, Bramshall, Uttoxeter. ST14 5BF

welcome to

Ivinson Way, Bramshall, Uttoxeter

Bagshaws Residential are delighted to market this four bedroom IMMACULATELY PRESENTED former show home in a prime cul de sac position fronting the Bramshall Meadows Development situated on the outskirts of the market town of Uttoxeter which offers good local amenities and we recommend EARLY VIEWING.



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.focusagent.com

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

Having home alarm and ring doorbell, double glazed window to the front elevation; central heating radiator; Amtico flooring; understairs storage cupboard; stairs to the first floor accommodation; doors off to:

Guest Cloakroom:

With low level wc; wash hand basin; central heating radiator; Amtico flooring.

Lounge:

16' 4" into bay x 12' 9" (4.98m into bay x 3.89m)
Having double glazed box bay window to the front elevation; two central heating radiators; Amtico flooring.

Study:

9' 9" max x 6' 8" max (2.97m max x 2.03m max)
Having double glazed window to the front elevation; bespoke Sharps fitted units, shelving and desk; central heating radiator; Amtico flooring.

Kitchen Diner:

19' 8" x 8' 5" (5.99m x 2.57m)
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 double oven; six ring gas hob with cooker hood over; integrated dishwasher and fridge freezer; laminate flooring; double glazed window to the rear elevation; central heating radiator; French doors leading out to the rear garden; door leading into:

Utility Room:

9' 5" x 5' 7" (2.87m x 1.70m)
Having stainless steel sink set in a base unit; plumbing for washing machine; further appliance space; door leading out to the rear elevation; central heating radiator; wall mounted central heating boiler; laminate flooring.

Stairs From Hall:

Leading to:

First Floor Landing:

Having central heating radiator; doors off to:

Master Bedroom:

15' 3" into bay x 12' 10" max (4.65m into bay x 3.91m max)
With ample space (Vendor advises currently has super king size bed in photograph), double glazed box bay window to the front elevation; central heating radiator; built in wardrobes; leading into:

En Suite:

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; complementary wall and floor tiling; double glazed window to the front elevation; heated towel rail.

Bedroom:

10' 9" x 9' 1" (3.28m x 2.77m)
With double glazed window to the rear elevation; built in wardrobe; central heating radiator.

Bedroom / Dressing Room:

10' 8" x 6' 5" (3.25m x 1.96m)
With double glazed window to the rear elevation; central heating radiator; fitted hanging rails and shelving.

Bedroom:

12' 5" max x 9' 1" (3.78m max x 2.77m)
With double glazed window to the front elevation; built in wardrobes; overstairs storage cupboard; central heating radiator.

Family Bathroom:

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

Double Garage:

19' 4" x 16' 8" (5.89m x 5.08m)
Having electric up and over door, electric power sockets and lighting

Gardens:

To the front there is a central path with slate chipping areas and shrub plantings and the driveway provides off road parking leading to the double garage having a car charging point. Landscaped garden to the rear with patio area and steps to lawned area with shrub and flower plantings, timber sleepers and timber fenced boundaries. Shed with lighting and outdoor sockets.

Please Note:

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



view this property online [bagshawsresidential.co.uk/Property/UTR109741](https://www.bagshawsresidential.co.uk/Property/UTR109741)



welcome to

Ivinson Way, Bramshall Uttoxeter

- Former Show Home Executive Detached
- Four Bedrooms. Master with En Suite
- Cloakroom. Family Bathroom
- Lounge. Sharps fitted Study. Kitchen Diner. Utility
- DOUBLE GARAGE. Drive. Gardens

Tenure: Freehold EPC Rating: B

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109741



Property Ref:
UTR109741 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14
7HP



bagshawsresidential.co.uk