



Sampson Avenue, Bramshall, Uttoxeter. ST14 5FG

welcome to

Sampson Avenue, Bramshall, Uttoxeter

INTERNAL INSPECTION is essential of this modern family home, built circa 2019 by St. Modwen Homes. In brief comprising: lounge, kitchen diner, utility room, guest cloakroom, three bedrooms with en suite to the master and family bathroom. The driveway provides off road parking and gardens.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by aadigital.com



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

Entrance Door:

Leading into:

Entrance Hallway:

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

Lounge:

16' x 12' 5" (4.88m x 3.78m)

Having double glazed window to the front elevation; central heating radiator; understairs storage cupboard; leading into:

Kitchen Diner:

15' 6" x 10' 3" (4.72m x 3.12m)

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base units all with complementary work surface above; integrated electric oven with hob; plumbing for dishwasher; integrated fridge and freezer; a range of matching eye level units; cooker hood; French doors leading out to the rear garden; central heating radiator; door leading into:

Utility Room:

Having plumbing for washing machine; further appliance space; wall and base units; door leading out to the rear garden; door leading into:

Guest Cloakroom:

With double glazed window to the side elevation; low level w.c.; wash hand basin; central heating radiator; central heating boiler.

Stairs From The Hallway:

Leading to:

First Floor Landing:

With central heating radiator; doors off to:

Bedroom One:

12' 5" max x 12' 3" max (3.78m max x 3.73m max)

With double glazed full length windows to the front elevation; built in wardrobes; central heating radiator; overstairs storage cupboard; 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 front elevation; heated towel rail; complementary tiling.

Bedroom Two:

10' 3" x 9' (3.12m x 2.74m)

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

Bedroom Three:

11' 5" max x 6' 3" (3.48m max x 1.91m)

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

Family Bathroom:

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

Gardens:

To the front of the property is driveway providing off road parking. Side access leads to the rear garden which is mainly laid to lawn with flower and shrub borders, patio area and timber fenced boundaries.

Please Note:

Photographs may have been taken using a wide angle lens.



view this property online [bagshawsresidential.co.uk/Property/UTR107576](https://www.bagshawsresidential.co.uk/Property/UTR107576)



welcome to

Sampson Avenue, Bramshall Uttoxeter

- Modern Semi Detached
- Three Bedrooms. En Suite
- Lounge. Kitchen Diner. Utility
- Guest Cloakroom. Family Bathroom
- Driveway. Gardens

Tenure: Freehold EPC Rating: B

£236,000

directions to this property:

From Bagshaws Residential office turn left into High Street, left again into Smithfield Road proceeding out along Smithfield Road where it becomes Bramshall Road. Upon entering the St Modwen development taking a right hand turn proceeding to the furthest point taking the last right hand turn into Sampson Avenue where the property can be found on the left hand side denoted by our For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR107576

see all our properties on zoopla.co.uk | rightmove.co.uk | bagshawsresidential.co.uk



Property Ref:
UTR107576 - 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, UTTXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk