

Overcroft

Bramshall, Uttoxeter, ST14 5NQ

John
German





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£399,000

Well Maintained Modern Detached Home
Providing Deceptively Spacious Family Sized
Accommodation with a Stunning Westerly Facing
Rear Garden Enjoying Privacy, Occupying a
Delightful Position in the Heart of the Highly
Regarded and Sought-After Village within a Short
Walk to its Amenities.

Having one owner from new, internal inspection of the deceptive home is strongly recommended whether you're looking to move wither up or down the property ladder, with its excellent room dimensions and layout including four bedrooms and three bath/shower rooms (2 ensuite), and its stunning westerly facing rear garden which has a plethora of shrubs and plants while providing a haven for wildlife. Further consideration is recommended to appreciate its exact position within the village, enjoying a degree of privacy to the side and rear, and an open outlook along Mallens Croft to the front.

Bramshall offers a range of amenities all with a short walking distance, including the Butchers Arms public house and restaurant, active village hall, a play area for smaller kids, Sargents butchers and small shop for essentials, and St Lawrence Church, plus walks numerous walks through the surrounding countryside. Uttoxeter town is only a short drive, or brisk walk, away with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: A canopy porch with a part obscure double-glazed entrance door opens to the welcoming hall, having a built-in cloaks cupboard and stairs raising to the first floor, plus doors to the ground floor accommodation and the downstairs wc. The spacious lounge has a focal fireplace with a living flame effect electric fire, and natural light flooding in from the rear facing window and wide uPVC double glazed French doors overlooking the fabulous westerly facing garden. A double doorway opens to the dining room, also overlooking the rear garden. Positioned at the front of the home is the fitted kitchen which provides ample space for a breakfast table and chairs, with a range of base and eye level units with fitted worktops and an inset sink unit set below the window enjoying a view along Mallens Croft, a fitted AEG gas hob with an extractor over and a Neff electric oven under, an integrated dishwasher and space for a fridge/freezer. The feature ceramic tiled floor continues into the utility room, also having a range of base and eye units with a fitted worktop to one side with an inset sink unit, space for white goods and a door to the outside. There is potential to remove the dividing wall to make the kitchen and utility one larger space, and even further potential to remove the wall between the utility and dining room to one fabulous open living dining kitchen which would extend to the full depth of the home (subject to obtaining the necessary consents). To the first floor the pleasant landing has a side facing window providing natural light, access to the loft and a built-in airing cupboard housing a pressurised hot water cylinder. Doors lead to the four good sized bedrooms and the fitted family bathroom which has a white three-piece suite with complimentary tiling. The generously sized front facing master bedroom has two windows and a bank of built-in wardrobes, plus a pocket door leading to the fitted ensuite shower room which has a white modern suite incorporating a corner cubicle with a mixer/body shower over. Bedroom has a window overlooking the rear garden, also having the benefit of a built-in wardrobe and a fitted ensuite shower room which a white suite incorporating a shower area with an electric shower over. Bedroom four also has the advantage of a built-in wardrobe.

Outside: To the rear a paved patio enjoys a degree of privacy and provides a lovely seating, relaxing or entertaining area, leading to the westerly facing lawn with shaped borders containing a plethora of established shrubs and plants, offering a haven for wildlife including birds, hedgehogs, and squirrels. At the bottom of the garden there is a further paved seating area. To the front is allow maintenance gravelled garden with a shrub bed. A tarmac double width drive offering off road parking leading to the garage which has an up & over door, power and light.

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Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

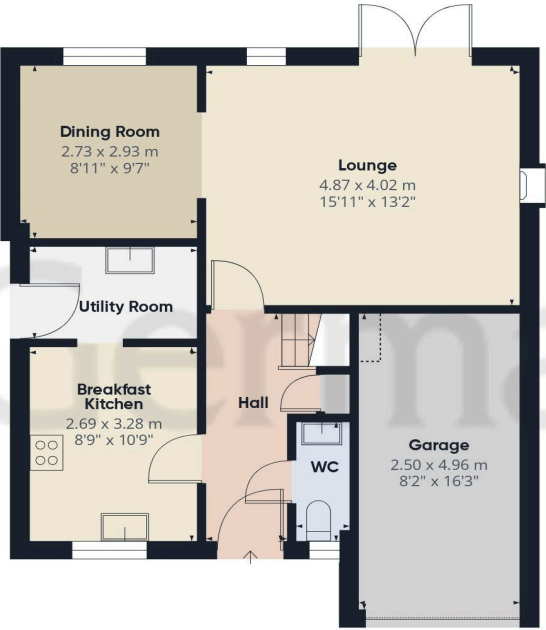
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA28092026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

115.6 m²

1242 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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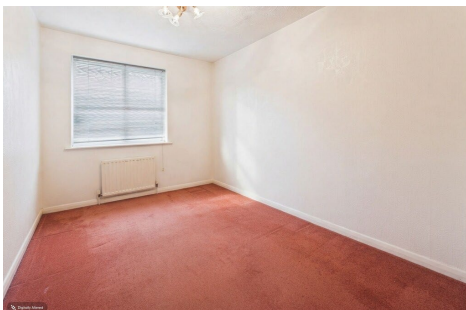
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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