



Pugin Road, Bramshall, Uttoxeter. ST14 5FX

welcome to

Pugin Road, Bramshall, Uttoxeter

Bagshaws Residential offer this modern detached family home with NO UPWARD CHAIN situated at the head of a cul-de-sac having open public grass area to front, the WELL APPOINTED accommodation comprises: lounge, kitchen diner, guest cloakroom, three bedrooms, EN SUITE & family bathroom.



Total floor area 85.0 m² (915 sq. ft.) approx.
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 inspections. Powered by www.propertybox.co.uk



Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

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

Lounge:

17' 3" x 10' 1" max (5.26m x 3.07m max)

Having media wall with storage cupboards; double glazed window to the front elevation; double glazed French doors leading out to the garden; central heating radiator with cover.

Kitchen Diner:

17' 5" max x 6' 7" max (5.31m max x 2.01m max)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated double electric oven; gas hob with cooker hood over; integrated dishwasher and fridge freezer; cupboard housing the central heating boiler; double door utility cupboard with plumbing for washing machine, further appliance space and work surface; French doors leading out to the garden.

Guest Cloakroom:

With low level wc; wash hand basin splashback tiling; central heating radiator; wood effect flooring.

Stairs from hallway:

Leading to:

First Floor Landing:

With storage cupboard with shelving and internet and electric sockets; central heating radiator; double glazed window to the rear elevation; doors off to:

Main Bedroom:

12' 2" to back of wardrobes x 8' 8" (3.71m to back of wardrobes x 2.64m)

Having built in wardrobes; double glazed French doors with Juliet balcony; central heating radiator; door leading into:

En Suite:

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

Bedroom:

10' 4" max x 10' 4" (3.15m max x 3.15m)

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

Bedroom:

10' 3" x 7' (3.12m x 2.13m)

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

Family Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; double glazed window to the rear elevation; heated towel rail; complementary wall and floor tiling.

Gardens:

To the front is a landscaped area with slate gravel area and paved pathway. Side lawned area with gate leading into the rear garden which is laid to lawn having paved patio area and pergola and timber fence boundaries.

Car Parking:

Side by side parking to the front of the property.

Please Note:

Photographs may have been taken with wide angle lens.

This property is subject to a road Management Charge refer to Agent for more details.



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welcome to

Pugin Road, Bramshall, Uttoxeter

- Modern Detached Family Home. NO UPWARD CHAIN
- Three Bedrooms. EN SUITE
- Family Bathroom. Guest Cloakroom
- Lounge. Kitchen Diner
- Parking. Gardens

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
UTR110191 - 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.



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