

Oakden Close

Bramshall, Uttoxeter, ST14 5NL



Extremely Well Maintained Modern Semi-Detached home with an Ensuite to the Master, Occupying a Good Sized Plot with Ample Off-Road Parking, Nestled in the Heart of the Highly Regarded and Sought-After Village.

£235,000

John German

For Sale with No Upwards Chain Involved. Internal inspection and consideration of this delightful home is essential, whether looking to make your first step onto the property ladder, a home move, or a buy-to-let investment. Occupying a good-sized plot providing potential to extend (subject to obtaining the necessary planning permission) without compromising the outside space, the property also benefits off road parking to the side and front elevations.

Situated on a quiet cul-de-sac in the heart of the highly regarded and popular village, within walking distance to its range of amenities including The Butchers Arms public house and restaurant, Sargeants butchers and its small shop, the active village hall and play area, and the picturesque St Lawrence Church. Several walks through the surrounding countryside are also on the doorstep. Uttoxeter town is only a short drive, or brisk walk, away with its wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation:

A tiled canopy porch with a composite entrance door opens to the hallway, with stairs rising to the first floor and a door to the ground floor accommodation. The well-proportioned lounge has a front facing window providing ample natural light, and a door to the well-equipped dining kitchen which extends to the full width of the home overlooking the garden. Having a range of base and eye levels units with worksurfaces and an inset sink unit set below the window, a fitted gas hob with a stainless steel splashback and matching extractor hood over, plus an electric oven under, plumbing for a washing machine, space for a fridge/freezer and a useful understairs cupboard. Additional natural light comes from the wide uPVC double glazed sliding patio doors opening to the patio and garden. To the first floor the landing has access to loft, and doors to the three decent sized bedrooms, all of which benefit from having a built-in wardrobe. The front facing master enjoys and pleasant outlook and a fitted ensuite shower room, which has a modern white suite incorporating a corner shower cubicle with an electric shower over. Completing the accommodation is the fitted family bathroom, also having a white suite with complimentary tiled splashbacks.

Outside: To the rear there is a larger than average enclosed garden, having a gravelled patio leading to the lawn with shrub beds, and a shaped block paved path

leading a further seating area at the top of the garden. There is also space for a shed to the side of the property, and gated access to the front. This good-sized garden provides potential to extend the home (subject to obtaining the necessary planning permission), as the neighbouring property has, without compromising the available space.

To the front there is a gravelled foregarden containing a variety of plants, and a tarmac driveway extending to the side of the property. On the opposite side of the shared vehicular access is a double width driveway providing further parking.

W3W – votes.passing.cornfield

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 & Hardstanding

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

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

Our Ref: JGA08122025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent