





| THREE BEDROOM SEMI-DETACHED | LARGE DRIVEWAY TO FRONT AND SIDE

Constructed in 2020 by the well-regarded St. Modwen Homes, this modern three-bedroom semi-detached property occupies a generous plot and benefits from a larger than average driveway. Positioned on the edge of the popular village of Bramshall, the home offers excellent commuter links, with convenient access to the A50 connecting to the M1 and M6 motorways, while Uttoxeter railway station is within easy reach. Bramshall Meadows is ideally located for travel to Derby, Stoke-on-Trent, and Stafford.

The well-planned accommodation briefly comprises an inviting entrance hallway, a contemporary fitted kitchen/diner, cloakroom/WC, and a spacious lounge with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys a generous rear garden featuring an extended paved patio area and lawn and raised decking to rear. To the front, a tarmac driveway provides off-road parking for multiple vehicles.



### Entrance Hall

Entered via a composite front door, the entrance hall provides a welcoming first impression and features a balustrade staircase rising to the first-floor landing. There is a useful under-stairs storage cupboard housing the electrical consumer unit, along with a central heating radiator, smoke alarm, and doorbell chime. Internal doors lead to the ground floor accommodation.

### Kitchen/Diner

The modern kitchen/diner is fitted with a range of matching base and wall units with complementary work surfaces and tiled splashbacks. Integrated appliances include a four-burner stainless steel gas hob with oven and grill beneath, stainless steel extractor hood, and a one-and-a-half bowl stainless steel sink with mixer tap. There is plumbing and space for freestanding under-counter appliances, while a UPVC double-glazed window to the front elevation provides natural light. The central heating combination boiler is housed within a cupboard, and additional features include a carbon monoxide detector and central heating radiator.

### Cloakroom/W.C.

With a uPVC double-glazed frosted window to the side elevation, comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, and extractor fan.



### Lounge/Diner

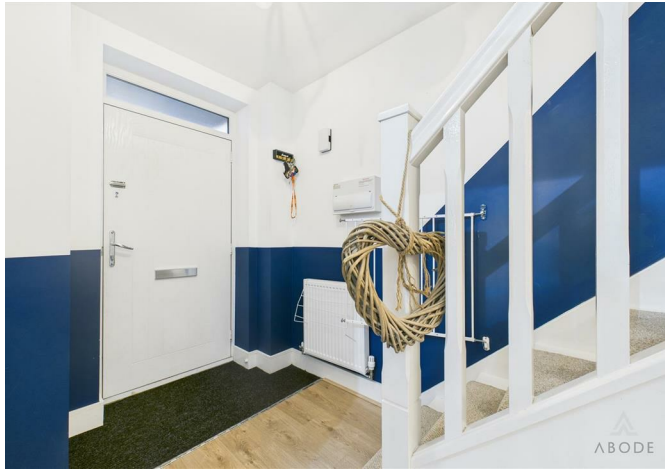
A spacious reception room featuring uPVC double-glazed French doors and windows to the rear elevation, providing access to the patio and garden. Additional features include a central heating radiator, TV and telephone points, and a useful under-stairs storage cupboard.

### Landing

With loft access via hatch, central heating radiator, smoke alarm, and doors leading to all first-floor accommodation.







### Bedroom One

Positioned to the front elevation with a uPVC double-glazed window, built-in mirrored double wardrobe with hanging rails and shelving. A door leads to:

### En-suite

With a uPVC double-glazed frosted window to the front elevation, comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, shower cubicle with folding glass screen and electric shower, complementary wall tiling, heated towel radiator, shaving point and extractor fan.

### Bedroom Two

With a uPVC double-glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a uPVC double-glazed window to the rear elevation, feature wall panelling and central heating radiator.



### Family Bathroom

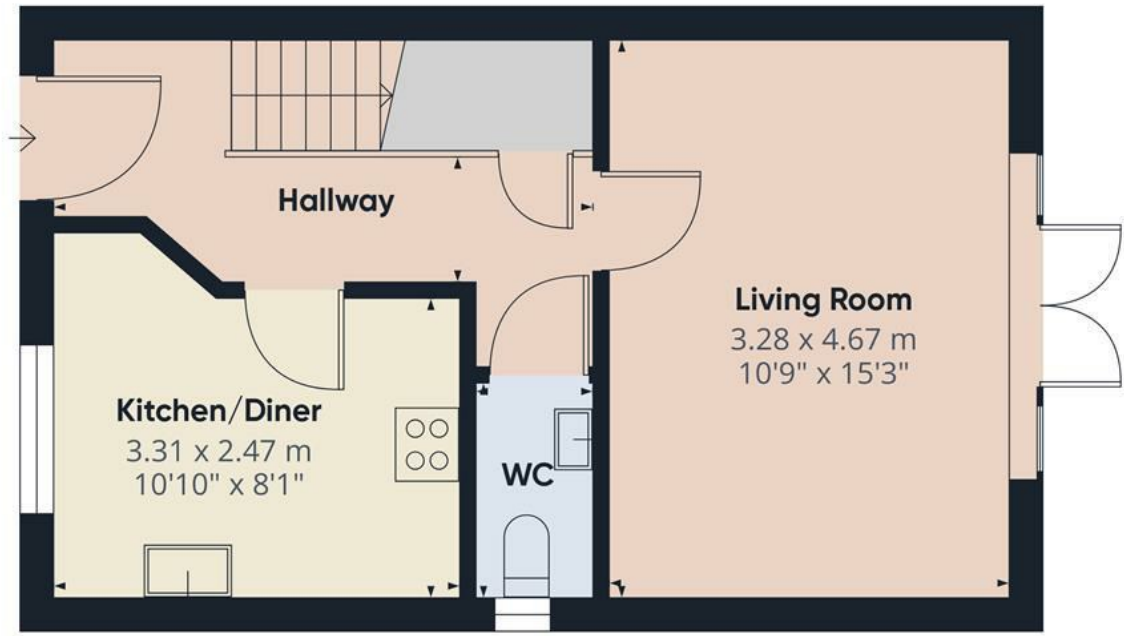
With a uPVC double-glazed frosted window to the side elevation, comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, bath with shower over and glass screen, complementary wall tiling, heated towel radiator, shaving point and extractor fan.





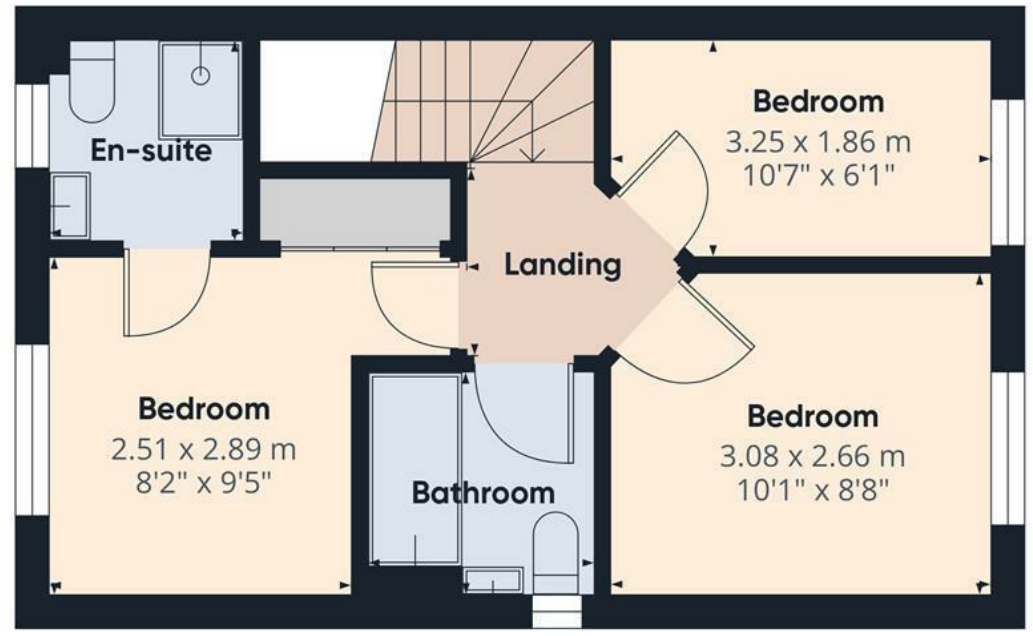


ABODE



Floor 0

Approximate total area<sup>(1)</sup>  
66.6 m<sup>2</sup>  
717 ft<sup>2</sup>

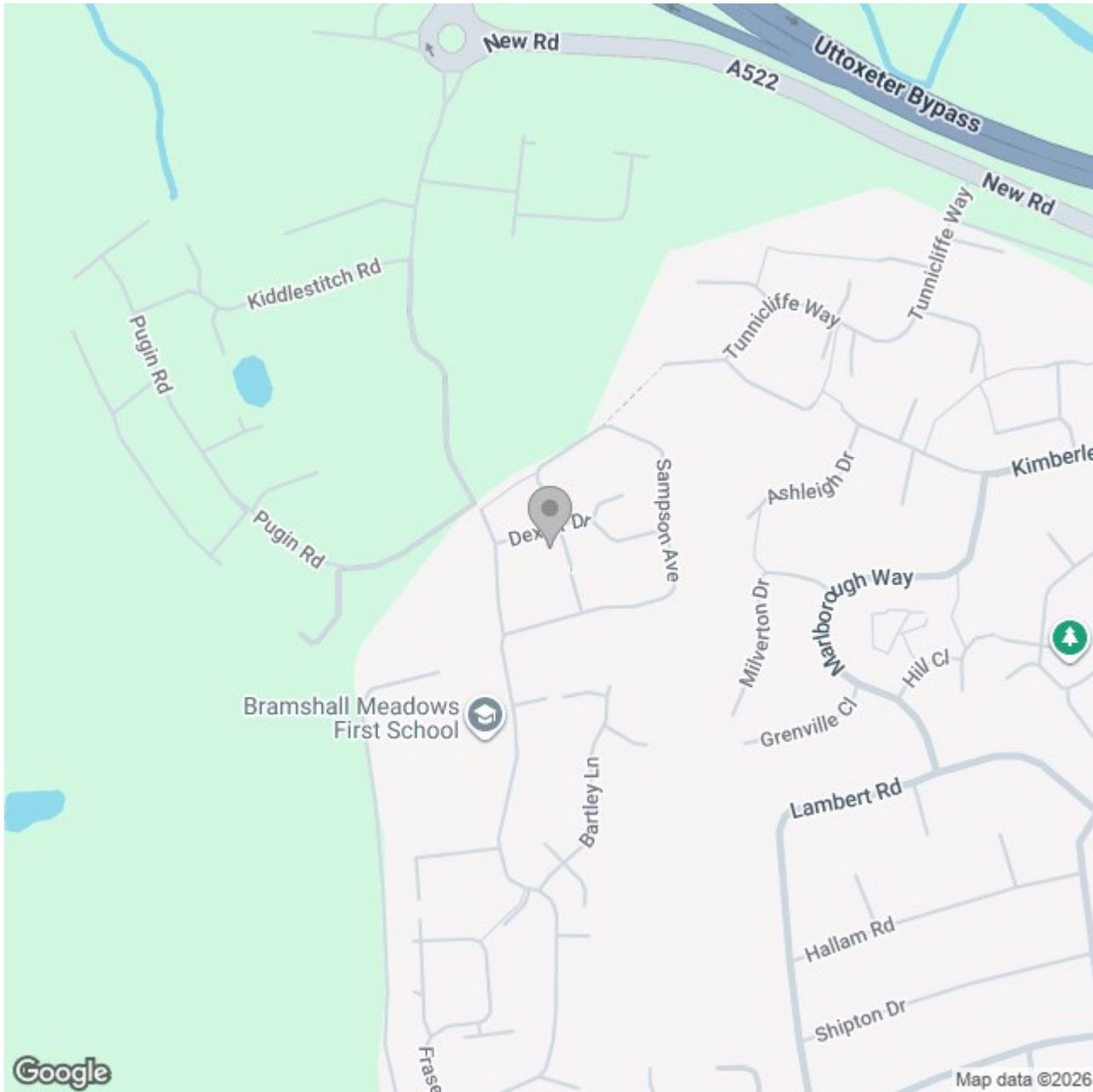


Floor 1



(1) Excluding balconies and terraces

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



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>95</b> |
| (81-91) <b>B</b>                            | <b>82</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |