

# Bramshall Road

Bramshall, Uttoxeter, ST14 5BE

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£389,995

Extremely attractive traditional semi-detached home with extended ground floor accommodation, presented & appointed to an excellent standard, enjoying some magnificent views over the surrounding countryside, occupying a delightful plot with a good degree of privacy, within easy reach of Uttoxeter.



For sale with no upwards chain, viewing and consideration of this delightful traditional home is highly recommended whether looking to move up or down the property ladder. Offering generous room sizes and an excellent layout including the impressive kitchen extension, all sitting on a lovely spacious plot which enjoys a good degree of privacy and provides off-road parking for numerous vehicles, with a useful detached garage/workshop.

Adjacent to fields on two elevations and enjoying magnificent far-reaching first floor views to the front, the home is conveniently situated between Bramshall and Uttoxeter providing easy access to the amenities found in both, with the nearby A50 dual carriageway linking the M1 and M6 motorways, and the cities of Derby and Stoke-on-Trent.

#### Accommodation

An extended hallway with a uPVC double glazed porch bay provides a light and airy introduction to the home, offering an immediate impression of the spacious accommodation on offer, with stairs rising to the first floor and a useful understairs cupboard.

The extended dining room is positioned to the front of the home, with a wide window allowing natural light to flood in. A wide arch leads to the lounge which extends to the full width of the home, having a wide side facing window and a focal inglenook style exposed fireplace with a log burner set on a raised slate hearth.

The extension to the rear of the home accommodates the hugely impressive breakfast kitchen and also extends to the width of the property, with dual aspect windows providing ample natural light reflected by the lovely tiled floor, and a uPVC part obscure double-glazed door opening to the patio and garden. There is an extensive range of fitted units with lovely quartz tops and a matching peninsula breakfast bar, an inset sink unit set below the side facing window, space for a range stove which has a colourful glazed splashback and a stainless-steel extractor hood over, and integrated appliances including a dishwasher and fridge/freezer.

To the first floor, the landing has a side facing window enjoying far-reaching views over the surrounding fields and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed and wardrobes, all enjoying an open outlook – especially the rooms to the front that enjoy a magnificent southerly view. Completing the accommodation is the superior fitted family shower room which has fully tiled walls and a white modern suite incorporating a double cubicle with an electric shower over, plus a built-in storage cupboard.

#### Outside

To the rear, a patio provides a lovely seating, dining and entertaining area that enjoys a good degree of privacy, leading to the established lawn which has well stocked and tended borders containing a variety of shrubs and plants, a vegetable patch and space for a greenhouse, and a trailing arch leading to an additional gravelled seating area and small lawn, plus a useful shed tucked away behind the garage.

To the front is a garden also laid to lawn with well stocked borders containing a variety of shrubs and plants. A tarmac driveway with a gravelled border provides off-road parking for several vehicles, with a galvanised gate to the side, leading to further secure parking for numerous vehicles and access to the extremely useful detached garage/workshop, which has a roller door and further personnel door, power points and light, plus windows (presently having a partitioned store room within).

**What3words:** ///generally.graced.credible

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank shared with neighbouring property

**Heating:** Oil fired central heating

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

**Broadband type:** 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 C

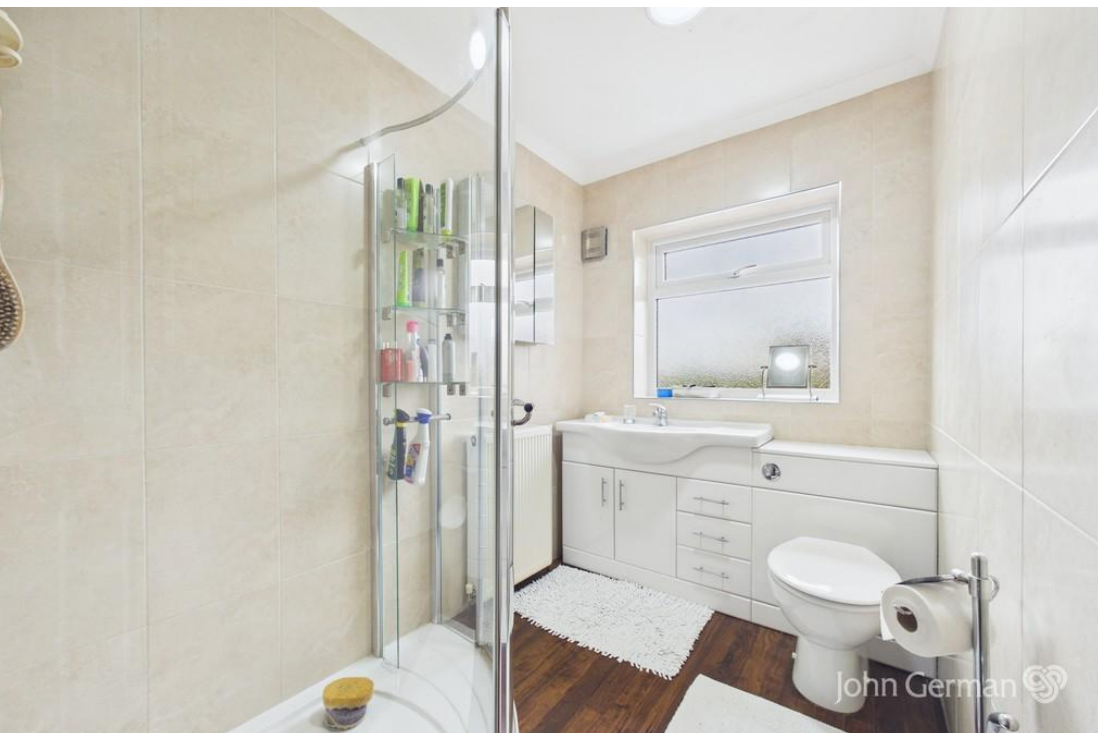
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/22042026

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**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

140 m<sup>2</sup>

1508 ft<sup>2</sup>

(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.

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## Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## John German

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