

Ivinson Way

Bramshall Green, Uttoxeter, ST14 5EQ

John German



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A photograph of a modern kitchen interior. The kitchen features grey upper and lower cabinets, a white countertop, and a yellow accent wall. A window with white blinds is visible on the yellow wall. The floor is covered in light-colored wood-look planks. The ceiling has several recessed lights. The overall atmosphere is bright and clean.

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£250,000

Attractive semi-detached home with generously sized accommodation set over three floors built by Bellway Homes, situated on a popular development with double width parking and an attached garage.

Ideal whether looking for your first home, moving either up or down the property ladder, or for a buy-to-let investment. Viewing and consideration of this well-proportioned home is highly recommended to appreciate its well-planned layout, room dimensions and its pleasant position on the popular development. Built by Bellway Homes in 2021 and providing the opportunity to move straight into the home and make it your own.

Situated on the Bramshall Green development towards the edge of Uttoxeter within easy walking distance to the First School, open spaces and local amenities including Bramshall Road Park. It is also within easy reach of the town and its wide range of amenities 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, 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 traditional canopy porch with a composite part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor with a useful understairs cupboard, and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC having a modern two-piece suite.

To the rear of the home is the generously sized lounge, extending to the full width of the property with wide uPVC double glazed French doors opening to the garden.

To the front is the dining kitchen which has a range of contrasting base and eye level units with fitted work surfaces and an inset sink unit set below the window, a fitted gas hob with extractor hood over and electric oven under, plus an integrated fridge freezer and space for a washing machine.

To the first floor, there is a useful built in cupboard and doors leading to the two good sized bedrooms, both able to accommodate a double bed and furniture, plus the superior fitted family bathroom which has a white modern three-piece suite with complementary tiled splashbacks.

Also off the landing, a door leads to the useful study/music room/reading area which has a front facing window and stairs rising to the excellent master suite which extends to the whole of the second floor space, comprising a good size double bedroom, a separate dressing room having a double glazed skylight to the rear, and an ensuite shower room which has a modern white three piece suite incorporating a double shower cubicle with a mixer shower over and complementary tiled splashback.

Outside - To the rear the enclosed garden provides a blank canvas to landscape as you wish, enjoying a degree of privacy with a paved patio leading to the lawn. To the front is a small lawn with borders.

A double width tarmac driveway provides off-road parking leading to the attached garage which has an up and over door, power and a personal door to the rear patio.

W3W: snack.reporting.bearings

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. There is a small annual charge for the maintenance of the communal area on the development.

Property construction: Standard

Parking: Double width drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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/>

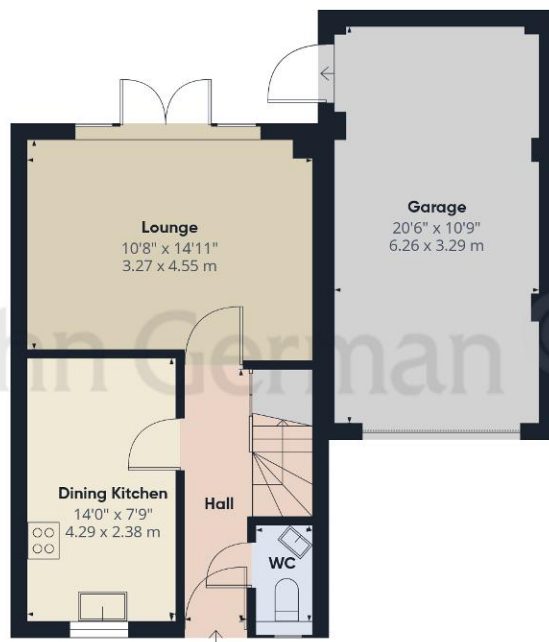
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

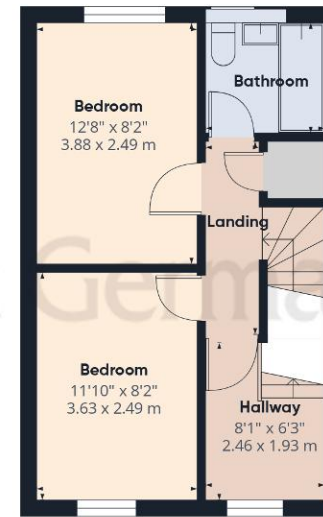
Our Ref: JGA/09032026







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1165 ft²

108.1 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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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.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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