

Pugin Road

Bramshall Meadows, Uttoxeter, ST14 5FX

John German



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£425,000

Attractive Modern Home with Extremely Well Planned, Generously Sized & Balanced Family Sized Accommodation, Superbly Presented & Enhanced Both Inside and Out Occupying a Pleasant Corner Position with a South-Westerly Facing Enclosed Garden, Driveway & Detached Garage.

The Garnet, built by St Modwens Homes in 2022 and providing hugely impressive family sized accommodation centred around the welcoming hallway and hugely appealing first floor landing, viewing and consideration of this beautiful residence is strongly recommended to appreciate the tasteful cosmetic improvements carried out by its one and only owner, its immaculate condition throughout, and its lovely corner position with its south-westerly facing garden which enjoys a degree of privacy. Simply move your furniture in, unpack your boxes, and relax!

Situated on Phase 2 of the popular development approached from New Road, towards the edge of the town but still within easy reach of local amenities including a First School located on the development, open spaces and convenience shops. The town centre offers a wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, 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 composite entrance door with an obscure double-glazed surround opens to the delightful central reception hall, providing a welcoming introduction to the home and an immediate sense of the standard and superior feel of the property. Having feature half height wall panelling, stairs rising to the first floor with storage below, and doors to the well proportioned and versatile ground floor accommodation, and the fitted guest cloakroom/wc. The generously sized dual aspect lounge extends to the depth of the home, with a front facing window and wide uPVC double glazed French doors overlooking the south-westerly facing garden and providing direct access to the patio, plus an opening towards the rear of the lounge leading to the spacious dining kitchen, providing a fabulous flow to the principal rooms ideal for daily life and when entertaining guests. The dining kitchen has an extensive range of base and eye level units with fitted worktops and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a stainless-steel extractor hood over, a built-in electric double oven and integrated appliances including a dishwasher and fridge/freezer. Additional natural light and access outside is provided by a further set of wide uPVC double glazed French doors to the garden. An arch leads to the fitted utility room, having a range of units with timber effect worksurfaces and an inset sink unit, fitted shelving and space for white goods, plus a door opening to the side elevation. Completing the ground floor space is the versatile separate reception room, making an ideal study, snug or playroom depending on your household's needs.

To the first floor the fabulous light and airy part galleried landing provides a seating/workspace at the front under the full height picture window, a built-in airing cupboard housing the pressurised hot water cylinder, and the same feature half height wall panelling as the hallway. Doors lead to four excellently sized bedrooms, all of which can accommodate a double bed, with the front facing rooms having feature full height windows. The master bedroom has the benefit of both a walk-in wardrobe with fitted hanging space, power and light, and a superior ensuite shower room which has white suite with complimentary tiling incorporating an enclosed cubicle with mixer shower over. Finally, there is the superior fitted family bathroom which has white four price suite with complimentary tiling incorporating both a panelled bath and a separate double shower cubicle with a mixer shower over.

Outside: To the rear the pleasant south-westerly facing enclosed garden has an extended paved patio which enjoys a degree of privacy and provides a lovely seating and entertaining area, leading to the lawn which has a gravelled border to one side containing a variety of shrubs, there is also a gravelled storage area behind the garage and gated access to the front.

To the front a well-stocked border containing a variety of established shrubs wraps around to the side of the home. A tarmac driveway to the opposite of the property providing off road parking leading to the detached garage which has an up & over door, power and light.

Please Note – There is a small annual charge of approximately £295.44 for the maintenance of the communal areas on the development.

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

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

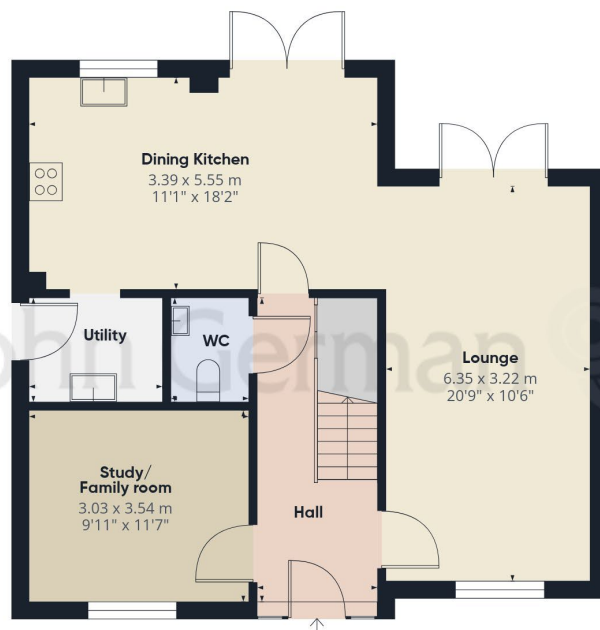
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

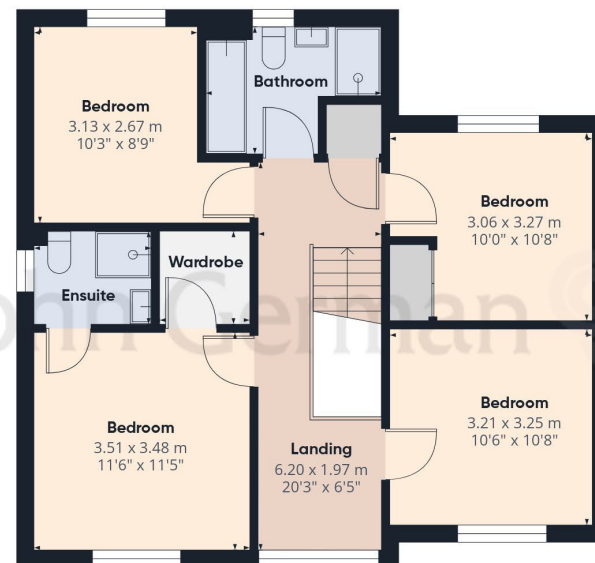
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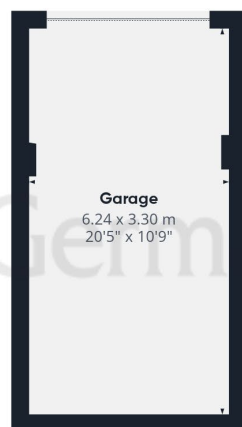




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

150.5 m²

1622 ft²

(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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Referral Fees

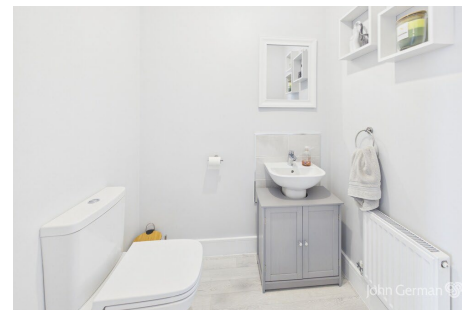
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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