

Friesian Way

Bramshall Meadows, Uttoxeter, ST14 5FJ



Extremely well presented and enhanced modern semi detached offered for sale under the East Staffs Discounted Housing Scheme (80% of market value). Occupying an excellent cul-de-sac position on the edge of Phase II of the popular Bramshall Meadows development.

£182,500



John German 

Early viewing and consideration of this delightful modern semi-detached home is absolutely essential to appreciate its condition, primary room dimensions and most importantly its fabulous position on the edge of phase 2 of the popular Bramshall Meadows development. For sale with no upward chain involved.

Built by St Modwen Homes in 2022 with the remainder of the NHBC guarantee, under the East Staffs discounted housing scheme, represented 80% of its full market value though you own the Freehold property in its entirety. Eligibility in criteria includes 1) A maximum combined household income of £60,000 per annum and capital savings of less than £20,000. 2) Intend to occupy the property as the sole residence. 3) Demonstrate a local connection to East Staffordshire (including living in the area for at least 5 years, need to be close to relatives for support purposes or able to prove there is a need for a household member to live close to their workplace).

Accommodation - A composite and part obscure double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor and a useful understairs cupboard. Doors lead to the ground floor accommodation and the fitted guest cloakroom/WC which has a white two-piece suite.

To the rear of the home is the well-proportioned lounge/dining room which extends to the full width of the property, having a feature wall to one side with a wall mounted living flame effect fire, a uPVC double glazed window overlooking the landscaped garden and a part double glazed door providing additional light and direct access to the patio.

The fitted kitchen is positioned to the front of the home, having a range of base and eye level units with work surfaces and an inset sink unit set below the window enjoying a pleasant outlook, a fitted gas hob with extractor hood over and electric oven under, plumbing for a washing machine and additional appliance space.

Upstairs, the landing has doors opening to the two double bedrooms, each extending to the full width of the home and both having built in storage and pleasant outlooks. Finally, there is the fitted bathroom which has a white modern suite with complementary tiled splashbacks incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen above.

Outside - To the rear, the south westerly facing enclosed garden has been hard landscaped to provide a lovely low maintenance outdoor entertaining space. It has a paved patio leading to a gravelled garden having raised boxed borders containing a variety of plants, and timber decking to the bottom of the garden. There is space for shed at the side of the property, and gated access to the front elevation.

To the front is a gravelled low maintenance garden with a planted border. A tarmac driveway extends to the side of the property providing off road parking.

Agents notes: There is a small communal charge of approximately £150 per annum for the maintenance of 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 B

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

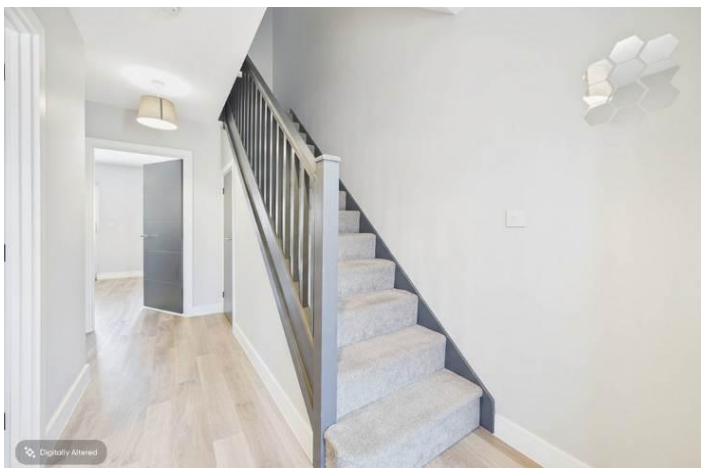
Our Ref: JGA/24042026

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Score	Energy rating	Current	Potential
92+	A		96 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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Agents' Notes

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