



**Sampson Avenue, Bramshall, Uttoxeter. ST14 5FG**

welcome to

## Sampson Avenue, Bramshall, Uttoxeter

Bagshaws Residential are delighted to market this IMMACULATELY PRESENTED detached family home positioned on a GOOD SIZED PLOT with DOUBLE GARAGE and accommodation comprising: study; lounge, kitchen diner, utility, guest cloakroom, four bedrooms, en suite, family bathroom. Gardens & drive.



Total floor area 136.6 m<sup>2</sup> (1,472 sq.ft.) approx.  
This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by [www.propertybox.co](http://www.propertybox.co)



Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

Having stairs to the first floor accommodation; central heating radiator; wood effect flooring; understairs storage cupboard; doors off to:

**Study:**

11' 7" x 10' ( 3.53m x 3.05m )

With double glazed window to the front elevation; central heating radiator.

**Guest Cloakroom:**

With low level wc; wash hand basin; complementary bottom half tiling; central heating radiator; wood effect flooring.

**Lounge:**

20' 9" x 10' 7" ( 6.32m x 3.23m )

Having double glazed window to the front elevation; double glazed French doors leading out to the rear garden; two central heating radiators.

**Kitchen Diner:**

A fitted kitchen comprising one and a half bowl stainless steel sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface above; integrated double electric oven; multi ring gas hob with extractor hood over; integrated dishwasher, fridge and freezer; central heating radiator; wood effect flooring; double glazed window to the rear elevation; double glazed French doors leading out to the garden; opening into:

**Utility Room:**

7' x 5' 6" ( 2.13m x 1.68m )

With stainless steel sink set in a base unit; plumbing for washing machine; further appliance space; cupboard housing the central heating boiler; wall shelving; wood effect flooring; door leading out to the front elevation.

**Stairs From The Hallway:**

Leading to:

**Spacious Landing:**

With large picture window to the front elevation; central heating radiator; door off to:

**Main Bedroom One:**

11' 6" x 11' 4" ( 3.51m x 3.45m )

Having floor to ceiling picture double glazed window to the front elevation; central heating radiator; door leading into walk in wardrobe/dressing area; door leading into:

**En Suite:**

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; double glazed window to the side elevation; heated towel rail; complementary tiling; wood effect flooring.

**Bedroom Two:**

10' 10" to back of wardrobes x 10' ( 3.30m to back of wardrobes x 3.05m )

With double glazed window to the rear elevation; fitted mirror door wardrobes; central heating radiator.

**Bedroom Three:**

10' 8" x 10' 5" ( 3.25m x 3.17m )

With floor to ceiling picture double glazed window to the front elevation; central heating radiator.

**Bedroom Four:**

10' 3" max x 8' 8" ( 3.12m max x 2.64m )

With double glazed window to the rear elevation; central heating radiator.

**Family Bathroom:**

Having bath with shower attachment over and side screen; wash hand basin; low level wc; double glazed window to the rear elevation; heated towel rail; complementary full height tiling; wood effect flooring.

**Garage:**

With up and over door; power and lighting.

**Gardens:**

Enclosed rear garden ideal for entertaining with patio area having roofed pergola over; lawned area; additional paved patio area; shrub and flower plantings. Further patio area to the side with shrub planters and gravel edges. To the front central pathway with lawned area each side, electric vehicle charging point and shrub plantings.

**Please Note:**

Photographs may have been taken with wide angle lens.



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## Sampson Avenue, Bramshall, Uttoxeter

- Immaculately Presented Detached Family Home
- Four Bedrooms. En Suite to Main Bedroom
- Guest Cloakroom. Family Bathroom
- Study. Lounge. Kitchen Diner
- Double Garage. Drive. Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110130 - 0011

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