

# Moss Beds Close

Bramshall Meadows, Uttoxeter, ST14 5FR

John  
German





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£539,000

Beautifully presented and appointed modern family home providing generously proportioned and balanced accommodation, occupying an enviable corner plot with south-westerly view over fields to the front. Situated on the edge of this popular Bramshall Meadows development.

Viewing and consideration of the hugely impressive energy efficient detached family sized home is absolutely essential to appreciate its numerous stand-out features, most notable its fabulous corner position on the edge of Phase 2 of the popular development enjoying south-westerly facing views over open countryside to the front. Providing generously sized accommodation which is well planned around the excellent reception hall and feature vaulted first floor landing, having a full height window taking advantage of the superb view. Also offering a wonderful balance between the spacious ground floor accommodation including a magnificent open plan living dining kitchen, and the four double bedrooms and three bath/shower rooms. Appointed and maintained to a superior standard throughout and benefitting from solar panels providing reduced electricity costs and an income. Outside there is a larger than average rear garden and ample parking with an over-sized detached double garage.

Built by St Modwen Homes in 2025 with the remainder of the NHBC warranty, situated towards the edge of Uttoxeter within close proximity of amenities including open spaces, Bramshall Meadows First School and footpaths through the surrounding countryside. The town centre with its wide range of facilities is within easy reach, 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 composite entrance door with uPVC double glazed side lights opens to the welcoming reception hall providing a superb introduction to the home which is flooded with natural light and the sense of space. Stairs rise to the first floor with a useful understairs cupboard, and doors lead to the spacious ground floor accommodation and the guest cloakroom/WC.

Position to the front of the home and enjoying the open views are the two separate reception rooms. To the right is the comfortably sized lounge which provides space to arrange your furniture to suit your household's needs, and to the left is the versatile family room which could easily be used as a study or playroom depending on your requirements.

The real heart of this magnificent home is the large open plan living dining kitchen which extends to the full width of the property, with bi-fold doors opening to the rear garden and ample room to accommodate both dining and soft seating. In the kitchen area there is an extensive range of base and level units with quality worksurfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor hood over and built-in double electric oven, plus an integrated dishwasher and fridge/freezer. Finally, there is the fitted utility room which has the matching units to the kitchen, a worktop and inset sink unit, space for white goods and a part double glazed door opening to the driveway at the side.

The lovely first floor landing has a vaulted ceiling enhancing the natural light and provides space for soft seating to take advantage of that view to the front, having a built-in storage cupboard and an additional built-in airing cupboard. Doors lead to the four double bedrooms, three of which have built-in wardrobes, and the superior family bathroom which has a white four-piece suite incorporating both a panelled bath and a separate shower cubicle with complementary tiling. The front facing master has a picture window taking full advantage of the open view, and the benefit of a superior ensuite shower room having a white suite with complementary tiling incorporating a double cubicle with a mixer shower over. The second bedroom also has a full height picture window enjoying the view and shares a superior 'Jack and Jill' ensuite shower room with bedroom three, having a white suite incorporating a double cubicle with a mixer shower over and complementary tiling.

Outside - To the rear, the good-sized part walled garden has a paved patio leading to the lawn with a shrub border, providing a blank canvas to landscape the size as you wish, with gated access to the side driveway.

To the front there are landscaped low maintenance gravelled borders containing a variety of shrubs, with a central paved path leading to the entrance door.

A tarmac driveway to the side of the property provides off road parking for several vehicles leading to the over-sized detached double garage which has an up and over door, power points and light.

**Please Note:**

1. The property benefits from Solar Panels providing reduced electricity costs and an income of approx. £1000 per annum, the ownership of which will transfer to the new owner.
2. There is a small annual charge for the maintenance of the communal areas on the development.

**W3W:** innocence.chase.emails

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Agents note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway and double 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 F

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

**Our Ref:** JGA/17042026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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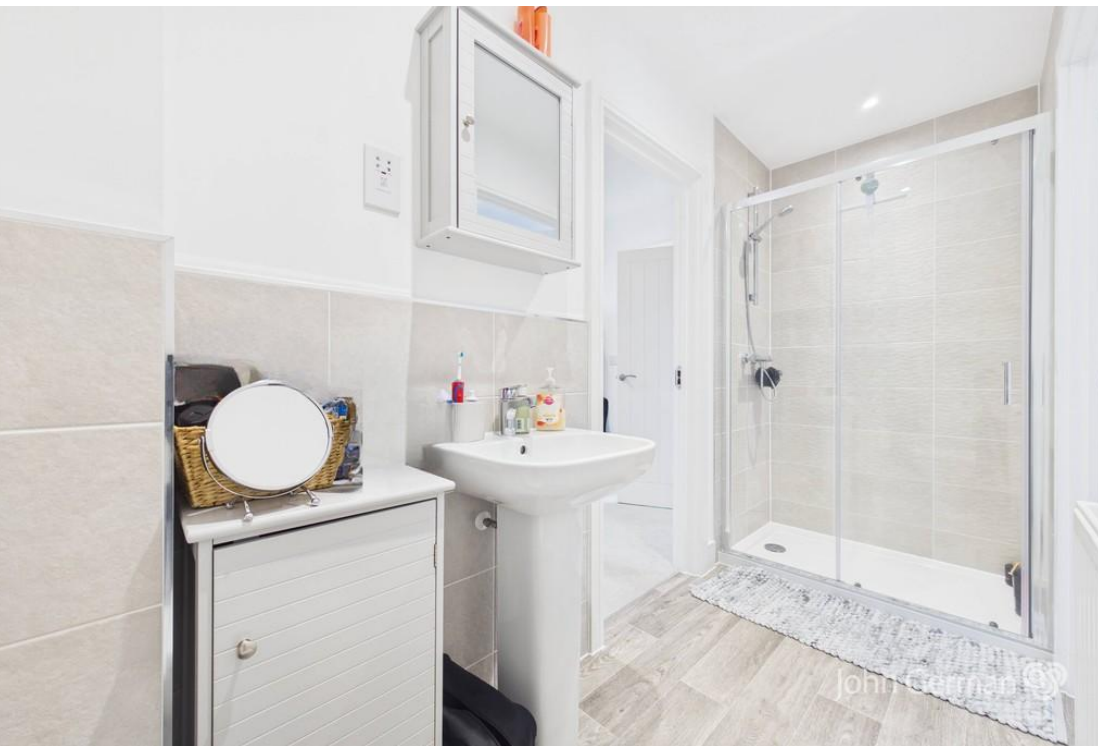


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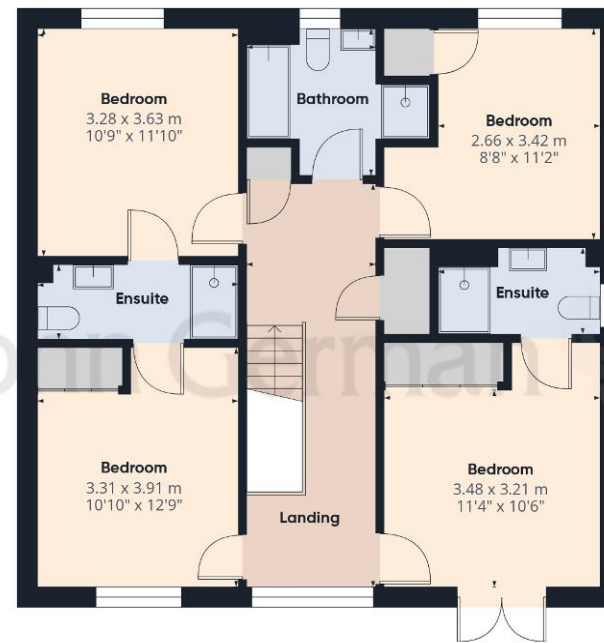


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

193.8 m<sup>2</sup>

2087 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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