

# Bramshall Road

Uttoxeter, ST14 7PG

John German



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£675,000

Individual traditional detached family sized home providing extremely well proportioned and appointed accommodation, including a deceptively spacious attached annexe, occupying a delightful plot extending to approx. 0.28 acre in total, set on the highly regarded and sought-after road.



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A rare opportunity and truly fabulous home offering versatile, generously sized and light accommodation, suitable for multi-generational families, blended families, or those who work from home. Internal inspection is absolutely essential to appreciate its immaculate condition and tasteful presentation. Occupying a fabulous south facing plot which extends to approximately 0.28 acre in total, offering superb outdoor entertaining and relaxing areas, plus off-road parking for numerous vehicles.

Set back from the well regarded and highly sought-after road within a 'stones throw' of Bramshall Road Park, and in walking distance of the town centre with 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** - An enclosed porch with a tiled floor leads to the hugely impressive reception hall which provides a lovely introduction to home, where an original staircase rises to the first floor, and light oak doors lead to the spacious ground floor accommodation and the well-appointed guest cloakroom/wc. Part glazed folding doors open to the well-proportioned lounge which has dual aspect windows, including a wide window overlooking the front garden allowing the natural light to flood in, plus a focal log burner set on a tiled hearth.

On the opposite side of the reception hall is the spacious kitchen which extends to the depth of the home, offering space for both a dining suite and soft seating positioned by the deep front facing window overlooking the garden, and a useful understairs cupboard. There is an extensive range of base and eye level shaker style units with timber worktops and an inset sink unit set below the window overlooking the rear garden, a fitted electric hob with an extractor hood over, built-in double electric oven, plus an integrated microwave and dishwasher.

The fitted utility room has a range of matching shaker fitted units with worksurfaces and an inset sink unit, plumbing for a washing machine and space for additional appliances, a tiled floor and a double glazed wooden framed door providing access to the patio and rear garden.

The versatile adjoining annex is accessed from this utility room, opening to the fitted breakfast kitchen which has a range of base and eye level units with worksurfaces and an inset sink unit set below the window, a fitted electric hob with an extractor over and oven under, an integrated dishwasher and space for a fridge/freezer. The comfortably sized living room overlooks the front garden, with a door opening to the good-sized bedroom which benefits from direct access to the rear patio and garden, plus a fitted ensuite shower room having a four-piece suite incorporating a double shower cubicle with an electric shower over.

To the first floor, the pleasant landing has a rear facing window providing natural light, access to the part boarded loft and a built-in airing cupboard. Light oak doors lead to the three good sized front facing bedrooms, all of which can easily accommodate a double bed and furniture, with the middle room having uPVC double glazed French doors and side lights plus a Juliette balcony. The spacious master bedroom has dual aspect windows and both a bank of fitted wardrobes and a deep built-in wardrobe, and the benefit of a superior ensuite shower room, having a white modern suite incorporating a double shower cubicle with a mixer shower over and complimentary wood effect tiled splashbacks.

Completing the accommodation is the fitted family shower room, which has fully tiled walls and a four-piece suite incorporating a walk-in shower cubicle with an electric shower over.

**Outside** - To the rear of the home is a superb, enclosed garden ideal for entertaining, relaxing or space for children to play. A natural stone paved patio leads to the good-sized lawn with well stocked borders containing a variety of shrubs and plants, block paved seating and space for a small shed. The delightful loggia provides all year round outdoor seating and has power and light, heaters and a small log burner. Timber decking provides further seating and there is also a useful potting shed/summerhouse and a timber pergola.

To the front is a further good-sized garden laid predominantly to lawn with established shrubs. A tarmac driveway extends to the side of the property, providing off road parking for multiple vehicles. Outside the front garden is a small further lawn and planted area, and a right of access for the neighbouring property.

The total plot extending to approximately 0.28 acre.

**What3word:** ///hedgehog.hotspots.intersect

**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:** Large driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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/06112025

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Cook

eat





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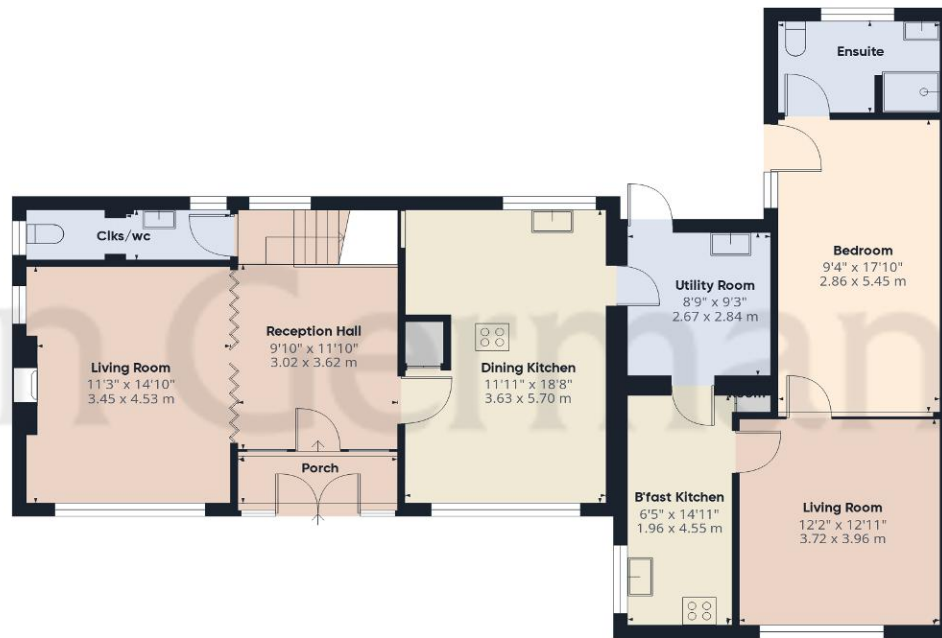


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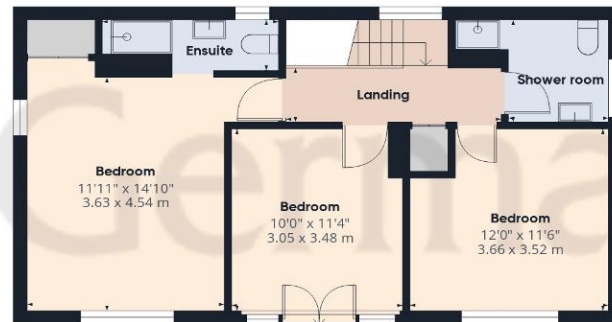


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Ground Floor



Floor 1

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

1765 ft<sup>2</sup>

164.1 m<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

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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