Leigh Lane

Bramshall, Uttoxeter, ST14 5DN

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£500,000

Recently subject to a very successful scheme of modernisation to completely transform the ground floor layout creating the perfect layout for modern family life, fitted with a high-end kitchen this generously proportioned and balanced family home, occupies a delightful plot backing onto fields.

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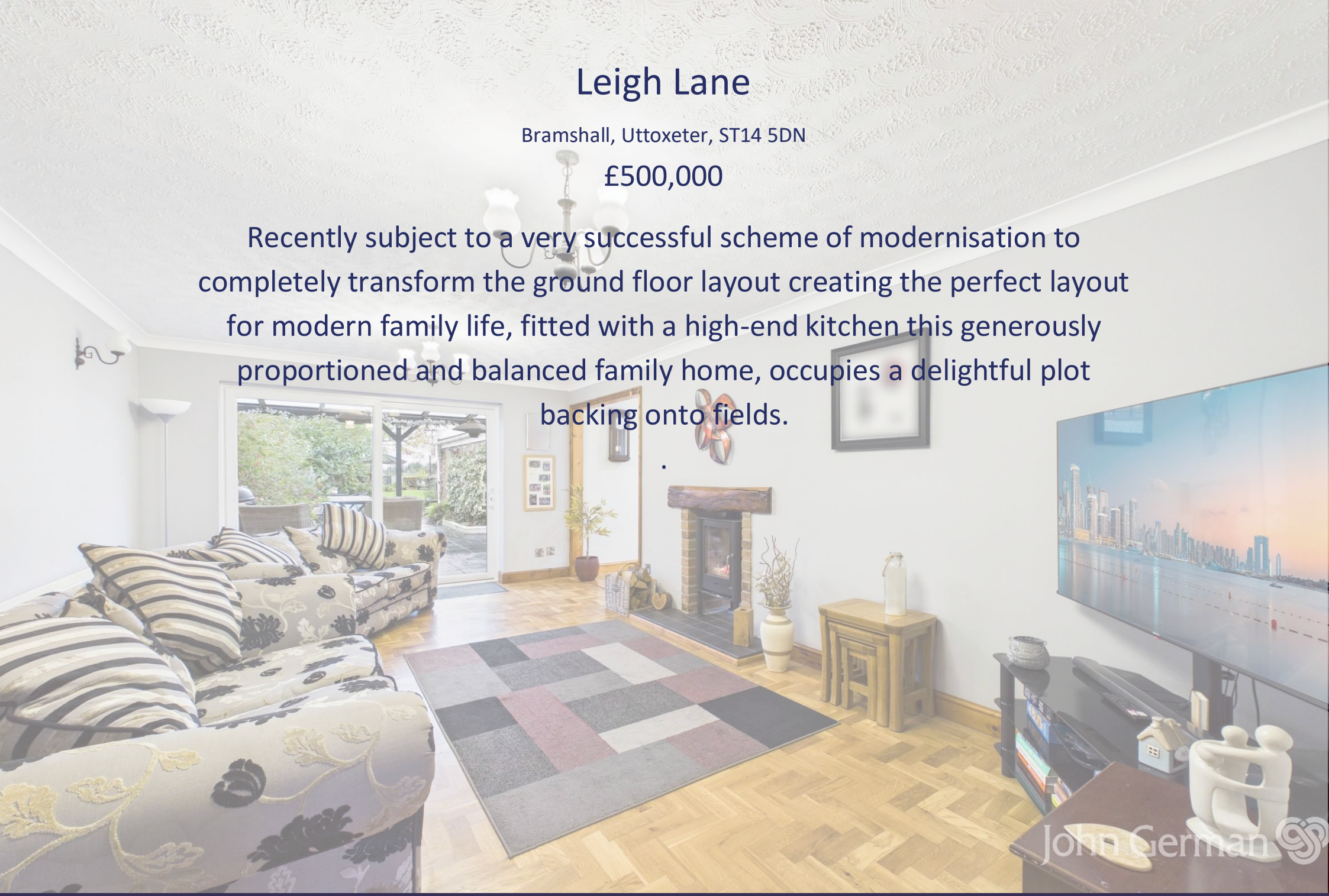

An impressive Stan Clarke-built family home, offering thoughtfully planned, well-proportioned accommodation with an excellent balance of generous living spaces and comfortable bedrooms. Lovingly maintained and enhanced by the current owners over the past 30 years, including a recently updated kitchen, the property occupies a delightful plot with a generous rear garden backing onto open fields. Ideally positioned in the sought-after village of Bramshall, within walking distance of local amenities including the Butchers Arms pub and restaurant, Sergeants Butchers and village shop, active village hall and picturesque church. The surrounding countryside offers an abundance of scenic walks, whilst the thriving market town of Uttoxeter is just a short drive or walk away, providing an extensive range of further amenities.

A storm porch with a uPVC part obscure double glazed entrance door opens to the welcoming hallway that provides an impressive introduction with a beautiful parquet floor that flows through the majority of the downstairs space, stairs rising to the first floor plus quality internal doors leading to the spacious ground floor accommodation and the refitted guest cloakroom/WC which has a white two piece suite. The front facing sitting room provides a cosy reception area and could alternatively be used as a study if required with parquet flooring.

Part glazed double doors open to the good size lounge with parquet flooring having a double sided log burner set on a tiled hearth with natural light provided by the wide patio doors which offer a view of the garden and direct access to the pleasant patio. An opening has been created to allow uninterrupted flow from the living room into the newly open plan kitchen diner which provides a very generous dining space overlooking the rear garden, with parquet flooring and sharing the double sided log burner. The newly refitted kitchen area has dual aspect windows and a side entrance door opening out onto the driveway. Fitted with a high quality range of base and eye level units with open shelving, under unit lighting and kick space heaters, quartz worksurfaces extending to form a breakfast bar, matching upstands and contrasting tiled splashbacks, deep inset sink unit set below the front facing window, fitted electric hob with an extractor hood over and electric oven under, integrated dishwasher, fridge, freezer and washing machine with space for a tumble dryer.

To the first floor, the landing has a built in double airing cupboard housing the combination central heating boiler, loft access and quality doors leading to the four good size bedrooms, three of which can easily accommodate a double bed and all enjoying a pleasant outlook, especially those to the rear. The large front facing master bedroom has a built in triple wardrobe and the benefit of a fully tiled en suite shower room having a white suite incorporating a double shower cubicle with a mixer shower over. The rear facing second bedroom also benefits from a built in triple wardrobe and the fourth bedroom also has built in storage. Completing the accommodation is the fully tiled family shower room, like the en suite having a modern white suite incorporating a large double shower cubicle, this time with an electric shower over, plus underfloor heating.

Outside, a natural stone paved patio with a steel frame canopy provides an ideal entertaining area for all weathers, extending to provide further seating and dining space with well stocked beds, leading to the good size garden which is predominantly laid to lawn with shaped borders containing a large variety of shrubs and plants, and a further block paved seating area at the top of the garden taking full advantage of the view over the adjoining fields. Additionally, there is a timber built log store and storage. To the front there is a garden laid to lawn. A tarmac driveway provides parking for several vehicles with a timber five bar gate to the side, leading to further parking and the detached double garage which has an up and over door, power, light and a personal door to the garden.

What3words: hotspot.footballers.over
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**: Drive & double garage.
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref**: JGA/14112024

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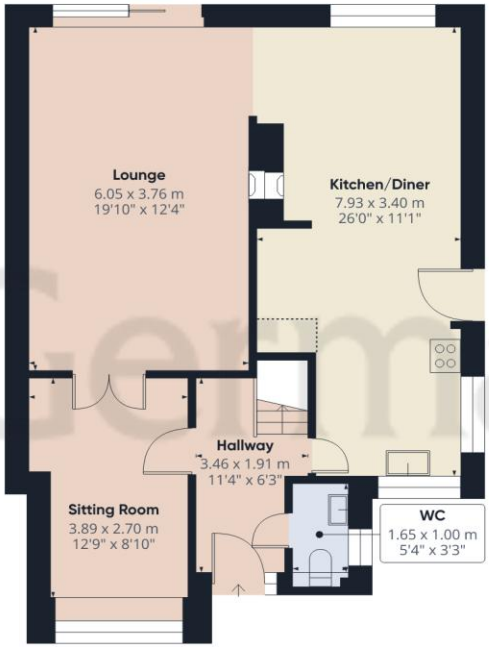
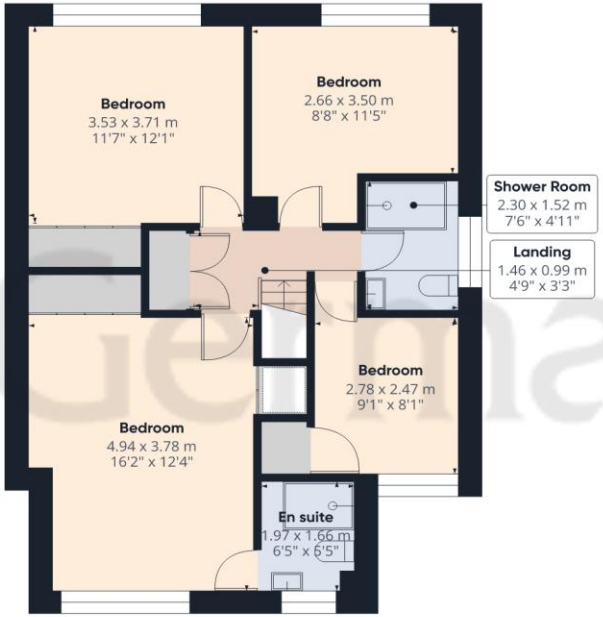


Ground Floor



Floor 1

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Approximate total area(1)

128.9 m²

1387 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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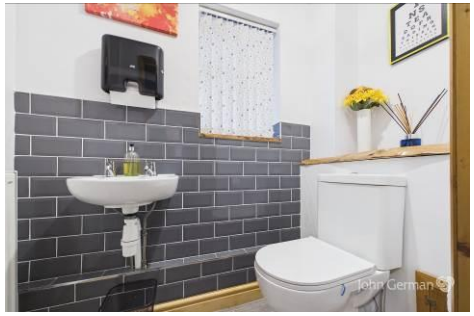

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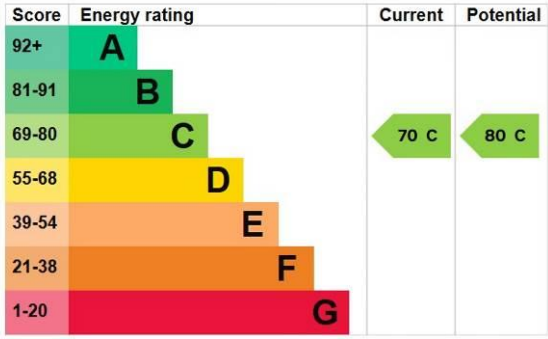

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