

Overcroft

Bramshall, Uttoxeter, ST14 5NQ

John
German





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£385,000

Stylish modern detached home, situated in the sought-after village of Bramshall. Having undergone a range of recent improvements including the adding a roof to the conservatory, a very stylish brand new kitchen and brand new bathroom. The wonderful layout is ideal for family life and entertaining.



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Entrance to the property is via the very attractive composite entrance door with polished chrome hardware and a storm canopy above, opening into the front entrance hall with doors leading off to the guest cloaks/WC and into the main ground floor living accommodation.

The guest cloakroom is stylishly appointed with a low flush WC and hand wash basin with a contrasting tiled splashback, hanging space for coats and a courtesy door into the garage.

The main living room features a contemporary styled fireplace, picture window overlooking the front elevation with plantation shutters, stairs leading to the first floor, with immaculate neutral carpeting extending underneath a wide archway into what would have been the dining room, now used as a second seating area.

The garden room has been converted from a generous conservatory into a room which is now useable all year round with the addition of a warm roof, with lovely views and French door open directly onto the rear garden, and laminate flooring. The kitchen has been fully refitted with a comprehensive range of shaker style base and eye level units in a lovely soft shade of light blue with under unit lighting, polished chrome hardware and beech effect worksurfaces with an inset stainless steel sink unit and tiled splashbacks. Integrated appliances include a fridge freezer, washing machine and tumble dryer, a built-in eye level double oven and a halogen hob with extractor hood over.

On the first floor a central landing has a built-in airing cupboard and doors leading off to the bedrooms and family bathroom. The bathroom is fully refitted with a contemporary suite comprising conceal flush WC, vanity washbasin with storage beneath and a large panelled bath with a waterfall tap with shower over with rain shower head and hand shower attachment plus a glass screen, and a window to side. The bathroom is finished with extensive tiling, tiled flooring, a heated towel radiator and LED mirror.

The master bedroom overlooks the front elevation with fitted wardrobes and an en-suite shower comprising low flush WC, pedestal wash basin and a corner shower enclosure, full height ceramic tiling, tiled floor, chrome heated towel radiator and an opaque glazed window to the front.

Bedrooms two and three also have fitted wardrobes and views over the rear garden whilst bedroom four overlooks the front elevation.

Outside the property is set well back from the road behind a double width driveway with a gravelled area to the side creating additional parking if needed, with herbaceous beds providing interest and colour. The driveway also provides access to the garage which has power and lighting connected and a recently installed electric roller garage door and an electric car charging point. Gated access to the side of the house leads to a fully enclosed rear garden with a high degree of privacy being mainly laid to lawn with deep ornamental borders, gravelled beds and a block paved patio.

Occupying a desirable position towards the end of a peaceful cul-de-sac in the highly sought-after village of Bramshall. Situated on the edge of the village within easy walking distance to its amenities including a public house and restaurant, Sargeants butchers and its small shop, the active village hall and play area, and the picturesque St Lawrence Church. Several walks through the surrounding countryside are also on the doorstep. Uttoxeter town is only a short drive, or brisk walk, away with its wide range of facilities. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

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.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Traditional **Parking:** Drive & garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:**

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

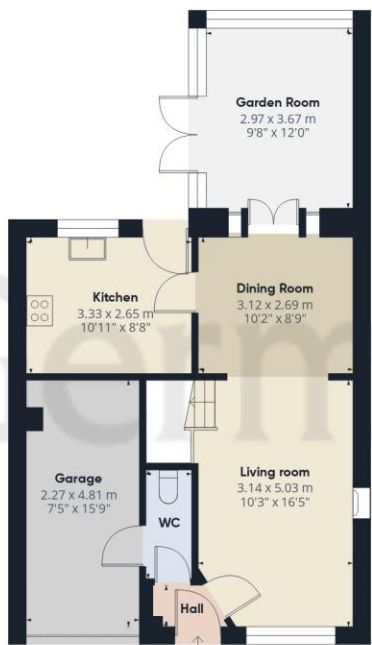
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

Our Ref: JGA/28082026

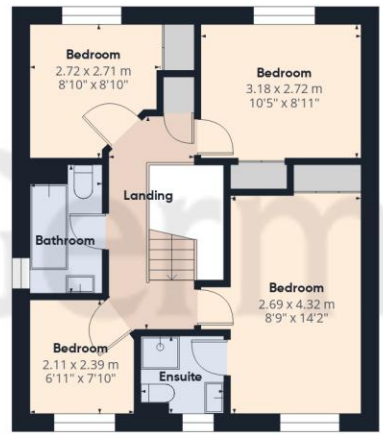






Ground Floor

Approximate total area⁽¹⁾
107 m²
1152 ft²



Floor 1



(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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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.

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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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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