



Fraser Drive, Bramshall, Uttoxeter. ST14 5EH

welcome to

Fraser Drive, Bramshall, Uttoxeter

Bagshaws Residential offer For Sale this detached family home situated in close proximity to the market town of Uttoxeter having accommodation comprising: hallway, lounge, reception room/study, guest cloaks, living kitchen diner, utility, four bedrooms, en suite & bathroom. Drive, garage & gardens.



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(s). Powered by www.focusagent.com

Access to the property is gained via:

Entrance Door:

With glazed side panel leading into:

Entrance Hallway:

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

Lounge:

17' 7" into bay x 11' 8" (5.36m into bay x 3.56m)
Having walk-in bay window with double glazed windows to the front and side elevations; double glazed window to the side elevation; two central heating radiators.

Reception Room / Study:

8' 6" x 7' 10" (2.59m x 2.39m)
With double glazed window to the front elevation; central heating radiator.

Guest Cloakroom:

With low level wc; wash hand basin with splashback tiling; central heating radiator.

Kitchen Living Diner:

26' 4" x 10' 8" (8.03m x 3.25m)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surfaces incorporating breakfast bar; integrated double electric oven; six ring gas hob with stainless steel splashback and cooker hood over; integrated dishwasher; two double glazed windows to the rear elevation and double glazed window to the side elevation; complementary tiling; wood effect flooring; French doors leading out to the rear garden; central heating radiator; opening into:

Utility Room:

5' 8" x 4' 9" (1.73m x 1.45m)
Having plumbing for washing machine; further appliance space; central heating boiler enclosed in wall unit; further wall unit; wood effect flooring; central heating radiator; double glazed door leading to the rear garden.

Stairs From The Hallway:

Leading to:

First Floor Landing:

Having central heating radiator; door off to:

Main Bedroom:

11' 9" x 11' 3" max (3.58m x 3.43m max)
With double glazed patio doors leading out onto a balcony; built in wardrobe; central heating radiator; door leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; double glazed window; heated towel rail; complementary wall and floor tiling.

Bedroom:

12' 9" max x 10' 8" (3.89m max x 3.25m)
Having two double glazed windows to the front elevation; central heating radiator; built in wardrobe.

Bedroom:

11' 4" x 9' 3" (3.45m x 2.82m)
With double glazed patio doors to the side elevation with Juliet balcony; double glazed window to the rear elevation; central heating radiator.

Bedroom:

9' 1" x 7' 2" (2.77m x 2.18m)
Currently used as dressing room/study. With central heating radiator; double glazed window to the rear elevation.

Family Bathroom:

Having bath with mixer taps and shower attachment; separate shower cubicle with wall mounted shower; wash hand basin; low level wc; double glazed window; heated towel rail; complementary wall and floor tiling; spot lights.

Garage:

With up and over door and driveway providing off road parking. (Located to the rear of the property).

Gardens:

Central pathway with lawned areas either side with shrub plantings and hedge boundaries. Gated access leads to the rear garden which is laid to lawn having paved patio area and timber fence boundaries.

Please Note:

Photographs may have been taken using a wide angle lens. Road Management charges apply circa £360 per annum.



view this property online [bagshawsresidential.co.uk/Property/UTR109922](https://www.bagshawsresidential.co.uk/Property/UTR109922)



welcome to

Fraser Drive, Bramshall, Uttoxeter

- Detached Family Home
- Four Bedrooms. En Suite
- Lounge. Study. Living Dining Kitchen
- Guest Cloakroom. Family Bathroom
- Drive. Garage. Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£390,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109922



Property Ref:
UTR109922 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01889 567567



Uttoxeter@bagshawsresidential.co.uk



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



bagshawsresidential.co.uk