



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.



Ground Floor

First Floor

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.flocaagent.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.



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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



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Property Ref:
UTR109922 - 0002



Please note the marker reflects the postcode not the actual property

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