

Bramshall Road

Uttoxeter, ST14 7PG

John German



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£319,995

Extremely well maintained and improved detached bungalow with double bedrooms, occupying a lovely plot and position on the well-regarded and sought-after road within easy reach of Bramshall Road and the town centre.

For sale with no upwards chain, viewing of this impressive detached bungalow is strongly recommended to appreciate its generous room dimensions and excellent layout, and recent improvements combined with the opportunity to be able to move straight in and then decorate to make it your own. Occupying a delightful enclosed plot enjoying a degree of privacy and providing off road parking for several vehicles, plus the attached garage. Situated on the highly respected and desirable road within a short walk to Bramshall Road Park, and easy reach of the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctor surgeries, train station, modern leisure centre and the multi-screen cinema.

A uPVC double glazed entrance door opening to the welcoming hallway, offering a light and airy introduction to the home with doors to the guest WC and the spacious accommodation. The fitted kitchen has an excellent range of base and eye level units with worksurfaces and an inset sink unit set below the side facing window, space for an electric cooker with an extractor over, an integrated fridge and freezer, and a uPVC part obscure double glazed to the outside. The well-proportioned lounge/dining room has a wide bow window to the front allowing the natural light to flood in, further enhanced by a side facing window, together with a focal fireplace in the seating area. An inner hall has a built-in cupboard having plumbing for a washing machine and the wall mounted gas combination central heating boiler, a loft hatch and doors to the remaining accommodation. Across the rear of the home overlooking the lovely garden are the two good sized bedrooms, both of which can easily accommodate a double bed and furniture. Finally, there is the superior refitted shower room, having a white modern suite with feature tiling incorporating a double cubicle with a mixer shower over, plus a side facing window.

Outside, to the rear, a wide natural stone effect paved patio with brick edging leads to the good-sized garden laid predominantly to lawn with well stocked borders containing a large variety of shrubs and planting, enclosed to three sides by timber panelled fencing and enjoying a degree of privacy, with only single storey homes behind. To the front, there is also a garden laid mainly to lawn with well stocked borders, enclosed mainly by established, well-kept hedges. A tarmac driveway provides off road parking for several vehicles, leading to the attached garage which has an up and over door, power and both a window and personnel door to the rear garden.

What3words: ///dressing.callers.glorified

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 & 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 D

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

Our Ref: JGA/14072026

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Approximate total area⁽¹⁾

65.8 m²

708 ft²

(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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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