

Pugin Road

Bramshall Meadows, Uttoxeter, ST14 5FX

John German



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£305,000

Extremely well presented and maintained modern home providing generously sized accommodation suitable for a variety of potential buyer types, benefiting from off road parking and a garage. Situated on Phase II of the popular development built by St Modwen Homes in 2022.

For sale with no upwards chain involved, internal inspection of the excellent modern home is essential to appreciate its condition and high specification, room dimensions, and its exact position on the popular development. Ideal whether looking to make your first step onto the property ladder, moving up or down the market, or for a Buy to Let investment. Occupying a pleasant position on the second phase of popular Bramshall Meadows development, with the benefit of the remainder of the 10 year NHBC Guarantee, with a delightful enclosed rear garden, plus off-road parking and a single garage.

Situated towards the edge of the town but still within easy reach of local amenities including a First School located on the development, open spaces and convenience shops. The town centre offers a wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: A composite entrance door opens to the welcoming entrance hall, providing a lovely introduction to this contemporary home with stairs rising to the first floor and a useful cupboard below, plus doors to the open plan ground floor living accommodation and the fitted guest cloakroom/wc.

The well-proportioned open plan living dining area extends to the full depth of the home, with a front facing window and wide UPVC Double glazed French doors providing additional natural light and direct access to the rear garden. The well equipped fitted kitchen has a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the pleasant rear garden, a fitted gas hob with an extractor hood over, a built-in electric double oven, plus an integrated dishwasher and fridge/freezer. Completing the ground floor space, off the hallway, is the utility room which has a fitted worksurface to one side and cupboards, plus plumbing for a washing machine and space for a tumble dryer.

To the first floor the landing has a loft hatch and built-in storage, plus doors leading to the three good-sized bedrooms, two of which can easily accommodate a double bedroom, with bedroom 2 benefitting from a built-in double wardrobe with mirrored doors. The generously sized front facing master has a full height window providing ample light and two built-in wardrobes, and the benefit of a fitted ensuite shower room which has a modern white suite incorporating a double shower cubicle with an electric shower over.

Finally there is the fitted family bathroom, also having a modern white suite with complimentary tiled splashbacks incorporating a panelled bath with a mixer tap & shower attachment and a glazed screen above.

Outside: To the rear is a landscaped enclosed westerly facing garden with an extended slabbed patio providing a lovely seating and entertaining area, leading to the lawn which extends to the rear of the garage, with well stocked borders containing a variety of shrubs and plants, also gated access to the driveway.

To the front is a shrub border and gravelled edging, plus paving to the entrance door.

To the side of the home there is a tarmac driveway providing off road parking leading to the garage, which has an up and over door, power and light.

Please Note – there is a small annual charge for the maintenance of the communal areas found of the estate, we are advised this is in the region of £260.

W3W – driven being dispensed

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:** Driveway & garage **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

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

Broadband type: Fibre

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: JGA29092025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
 1168 ft²
 108.6 m²

(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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

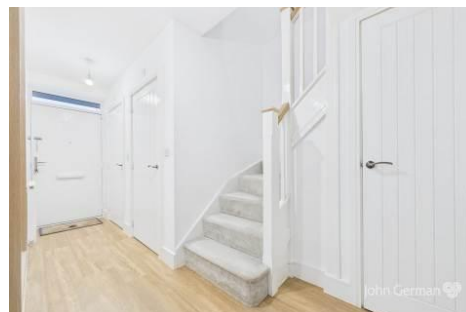
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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof of source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer/donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 Burton upon Trent | Derby | East Leake | Lichfield
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