

# Friesian Way

Uttoxeter, ST14 5FJ

John   
German



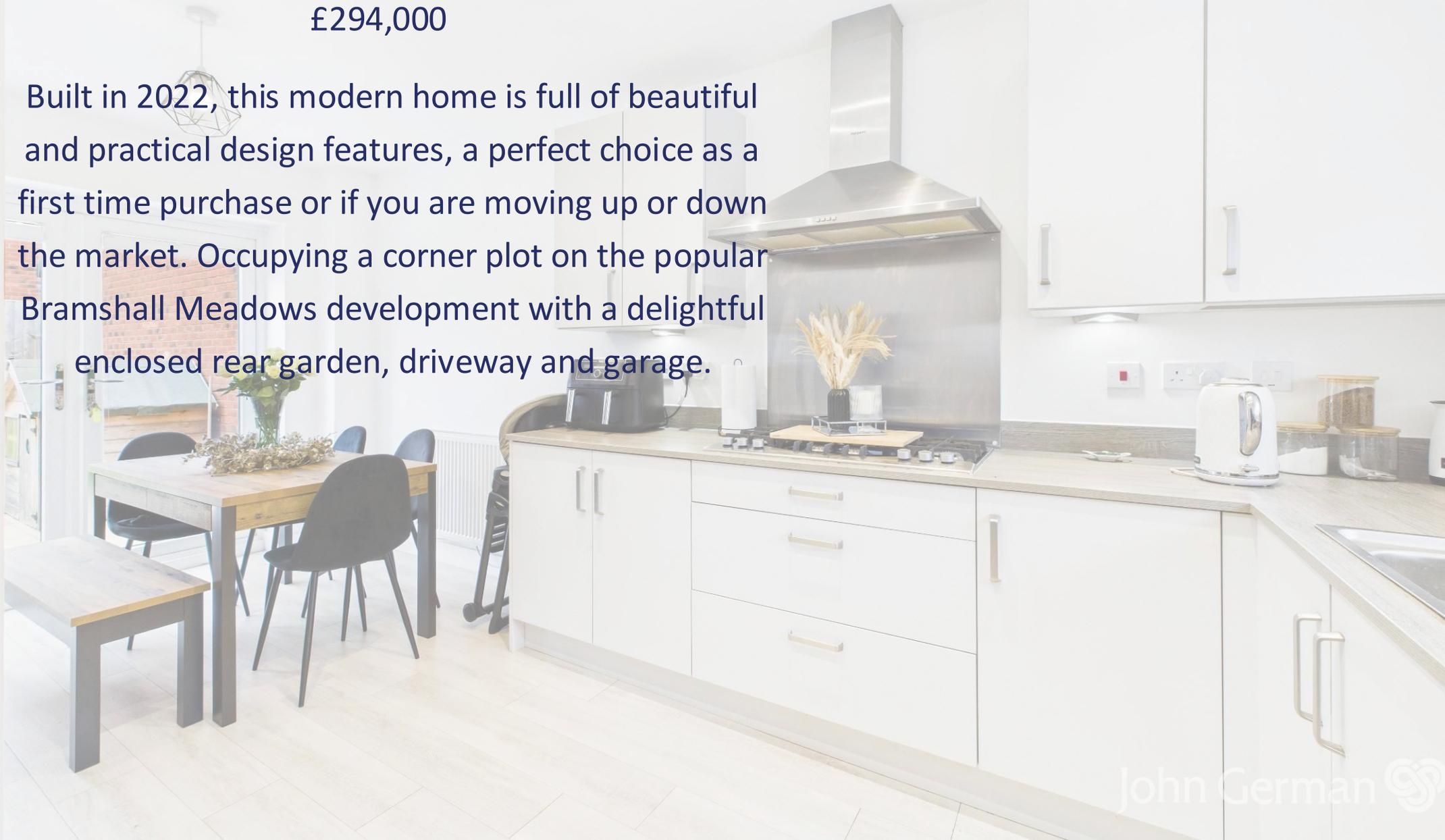


# Friesian Way

Uttoxeter, ST14 5FJ

£294,000

Built in 2022, this modern home is full of beautiful and practical design features, a perfect choice as a first time purchase or if you are moving up or down the market. Occupying a corner plot on the popular Bramshall Meadows development with a delightful enclosed rear garden, driveway and garage.



Bramshall Meadows is 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.

To describe the property in more detail, starting with the welcoming entrance hall accessed via a composite front door, featuring a staircase rising to the first-floor landing, a central heating radiator, a consumer unit, and doors leading to the ground floor living spaces and into a ground floor guest WC, which is fitted with a wash basin and low flush WC. The double aspect living room is a well-proportioned space with a tall uPVC double glazed window overlooking the front garden having a fitted blind, and uPVC double glazed French doors opening out onto the rear garden. On the opposite side of the hallway is a contemporary kitchen and dining area with a UPVC double-glazed window to the front elevation and a second set of matching French doors leading to the rear patio. The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers with drop-edge preparation work surfaces. Integrated appliances include a fridge, freezer, dishwasher, eye level oven, stainless steel gas hob with a matching extractor hood, and a one-and-a-half stainless steel sink and drainer with a mixer tap. There is a very practical utilities cupboard with double doors, a drop-edge work surface, shelving, and plumbing space for under-counter white goods.

Stairs lead past a uPVC double glazed window overlooking the rear, to a central landing with a storage cupboard, and internal doors leading to the bedrooms and bathroom. The master bedroom has a uPVC double-glazed window to the front elevation, a built-in double wardrobe and an en-suite comprising low-level WC, pedestal wash hand basin with mixer tap, double shower cubicle with a sliding glass screen and electric shower over. There are complementary tiling to the walls, heated towel radiator, extractor fan and a uPVC double-glazed frosted glass window to the rear elevation. The family bathroom has a uPVC double-glazed frosted glass window to the front elevation and is fitted with a low-level WC, pedestal wash hand basin with mixer tap, panelled bath with a glass screen, complementary tiling to the walls, chrome heated towel radiator, and an extractor fan. Bedroom two has a uPVC double-glazed window to the rear elevation and a built-in double wardrobe with mirrored fronts and sliding doors, whilst bedroom three has a uPVC double-glazed window to the front.

Outside, the property sits on the corner with a generous lawn front garden, driveway to the side providing ample off road parking and access to the detached brick built garage. Gated access leads to a fully enclosed rear garden, being mainly laid to lawn with a paved patio.

**Agents notes:** We understand there is an estate management fee of approximately £180 per annum currently. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

**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 and type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

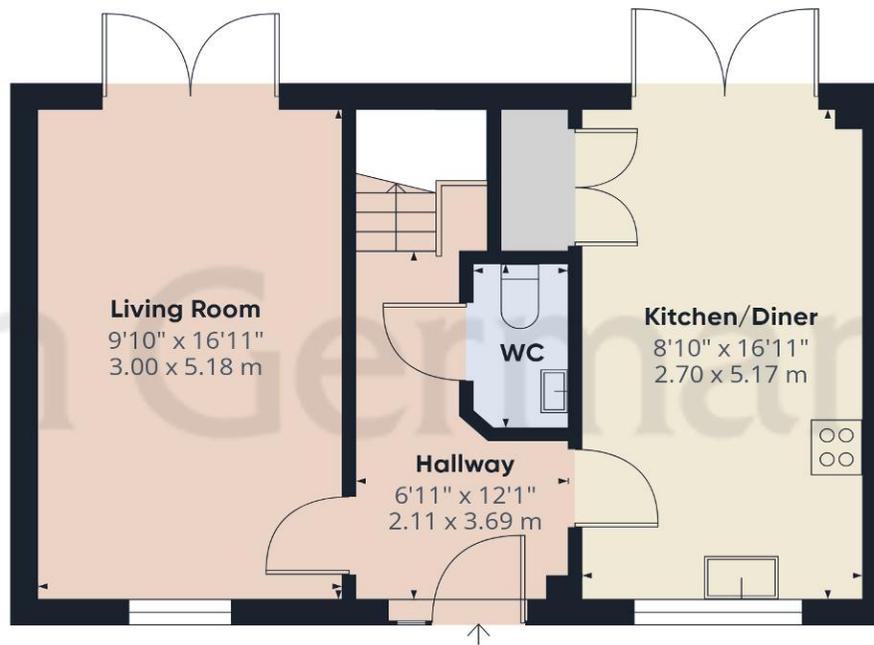
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10102025

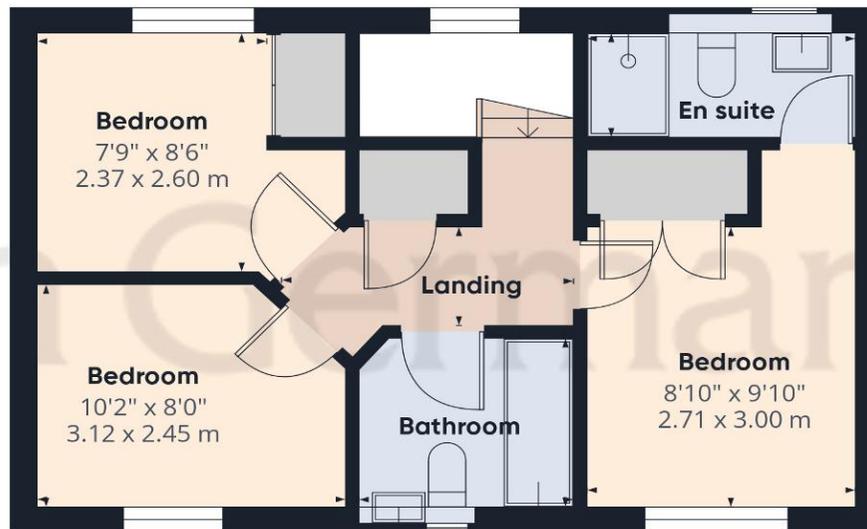






Ground Floor

Approximate total area<sup>(1)</sup>  
836 ft<sup>2</sup>  
77.5 m<sup>2</sup>



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

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.

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.

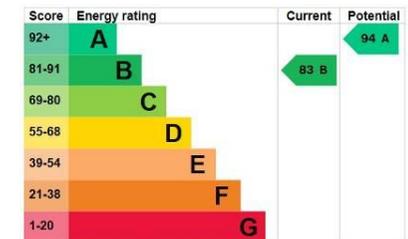
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.

## 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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.

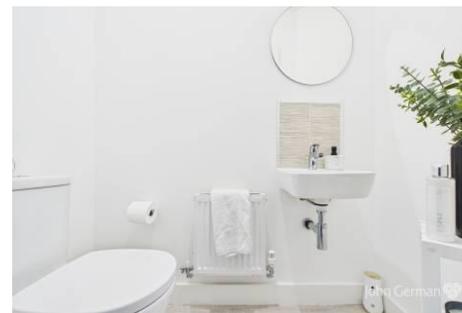
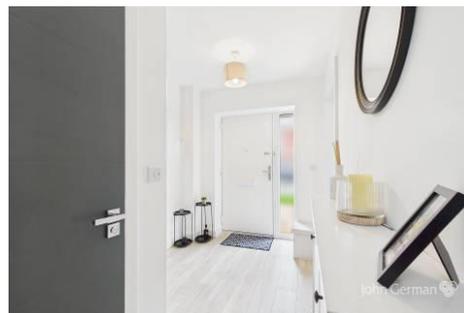


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