

Pugin Road  
Bramshall, Uttoxeter, ST14 5FX

John  
German





# Pugin Road

Bramshall, Uttoxeter, ST14 5FX

£284,000

An attractive four bedroom semi-detached family home situated on the popular Bramshall Meadows development within Uttoxeter.



This attractive four bedroom three storey family home is situated on the popular Bramshall Meadows development towards the edge of town but is still within easy reach of amenities including the Bramshall Road park and the town centre and its wider range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, train station, multi-screen cinema and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Internally the property comprises of entrance door opening into the entrance hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and door opening into the living room.

The living room has laminate wooden effect flooring, two ceiling light points, window to the front aspect, useful under stairs storage cupboard and an opening into the open plan Kitchen/diner.

The kitchen is fitted with a matching range of white gloss wall and base units with laminate work surfaces over, integrated double oven with gas hob and extractor over, inset stainless steel sink with drainer and mixer tap over, and space for a freestanding dishwasher and fridge freezer. There are UPVC double glazed French doors opening out onto the rear garden and a door leading into the utility area which has space and plumbing for a washing machine and tumble dryer, door out to the garden and a door leading into the downstairs cloakroom.

Upstairs on the first floor landing there is a useful airing cupboard, doors off to the three bedrooms; two generous doubles and one smaller single, along with the modern family bathroom.

On the second floor is the master suite with window to the front aspect, skylight to the rear, storage cupboard, loft access and a built in wardrobe. A door leads into the en-suite with a large enclosed shower cubicle with wall mounted shower, wash hand basin, low level WC, skylight window and a heated towel rail.

Outside to the front of the property is a driveway providing off-road parking leading to the single garage having up and over door. To the rear of the property the garden is mainly laid to lawn with patio area and timber fenced boundaries.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick. **Parking:** Driveway & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating

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

**Broadband type:** TBC. 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)

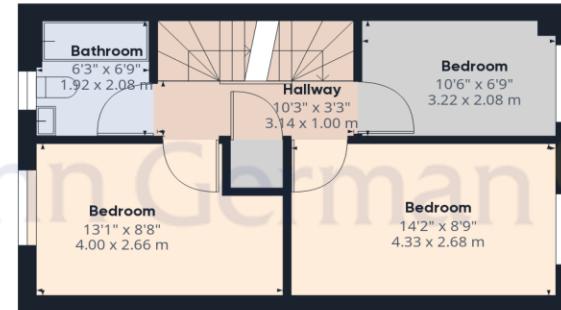
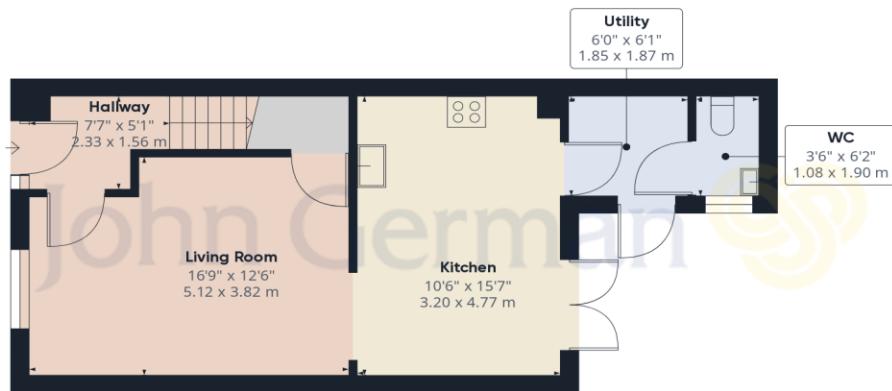
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/09012024

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.



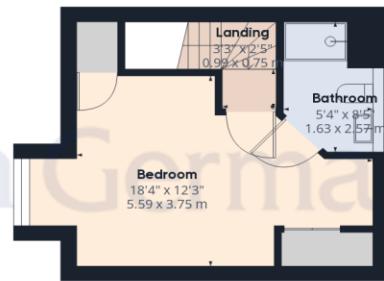




Approximate total area<sup>(1)</sup>

1188.18 ft<sup>2</sup>

110.39 m<sup>2</sup>



**Floor 2**

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



#### Agents' Notes

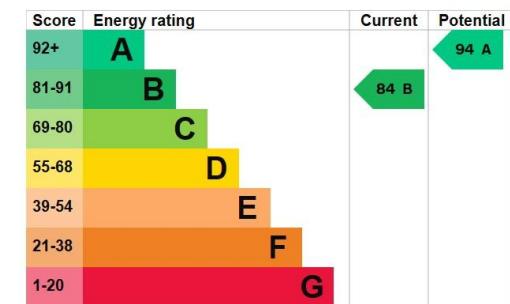
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.

**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.



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



rightmove

OnTheMarket

