Fraser Drive

Bramshall, Uttoxeter, ST14 5EH

John German







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£315,000

Truly outstanding modern detached home with beautifully presented and enhanced accommodation, remodelled to provide expanded ground floor living space.

Whether looking to move up or down the property ladder or for your first home, internal inspection of this tastefully presented and absolutely impeccable home is essential. Beautifully presented and vastly improved by the current owners, the high specification accommodation has been hugely enhanced by remodelling the ground floor space to provide a well proportioned lounge/dining room to the rear of the property. All in all, a true 'turn key' home.

Occupying a delightful and quiet position set back from the popular cul-de-sac, built by St Modwen Homes in 2017, the first school on the estate is within walking distance. The town centre and its wide range of amenities are easily reached and the nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke on Trent.

A composite part obscured double glazed entrance door opens to the welcoming hall providing an impressive introduction to this lovely home and a true reflection of things to come. Having stairs rising to the first floor and doors leading to the expanded ground floor accommodation and the fitted guest cloakroom/WC that has a white two piece suite.

The spacious and light remodelled lounge dining room now extends to the full width of the home having two windows plus wide French doors overlooking the pleasant garden, allowing space to plan the room as you wish. Additionally, there is a useful under stairs cupboard.

The superior fitted kitchen has an extensive range of base and eye level units with granite work surfaces and an inset sink unit set below the front facing window, a fitted gas hob with a stainless steel splashback and matching extractor hood over, built in double electric oven and fully integrated appliances incorporating a dishwasher, fridge freezer and washing machine.

To the first floor, the pleasant landing has a built in airing cupboard and access to the loft, plus doors leading to the three good sized bedrooms.

The fabulous master suite extends to the full width of the home at the rear comprising a generously sized double bedroom with a fitted air conditioning unit, leading to the walk in dressing room which has hanging space to one side and a door to the superior fitted en suite shower room which has a white suite incorporating a double shower cubicle. The second double bedroom benefits from a built in wardrobe with mirror sliding doors.

Finally, there is the fitted family bathroom which has a white modern suite incorporating a panelled bath with a mixer tap and shower attachment plus a glazed screen above.

Outside to the rear, a wide paved patio provides a pleasant seating and entertaining area leading to the enclosed garden which is predominantly laid to lawn with well stocked shrub borders and gated access to the front. To the front is a garden also laid to lawn with shrub borders. A right of access leads to the wide extended tarmac driveway providing off road parking for several vehicles and a small garage that has an up and over door, power and light, and an EV charging point.

Please note, we are advised by the vendor there is a small charge for the maintenance of the communal areas on the development of approximately £222 per annum.

What3words: orchids.unopposed.excellent
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: Brick & timber framed
Parking: Drive
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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk
Our Ref: JGA/08082024
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.




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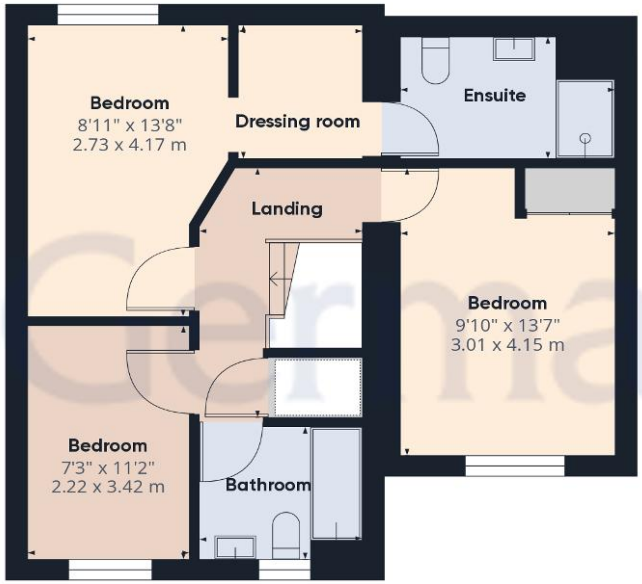

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Ground Floor



Floor 1

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Approximate total area(1)

1100.29 ft²

102.22 m²

(1) 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.

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Agents' Notes

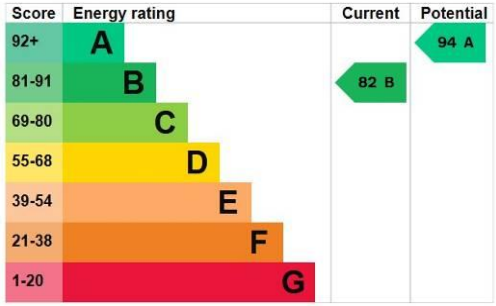
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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