

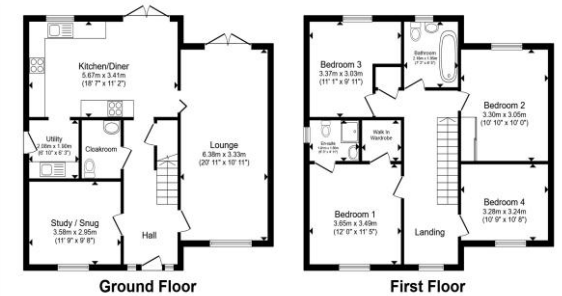


Sampson Avenue, Bramshall, Uttoxeter. ST14 5FG

welcome to

Sampson Avenue, Bramshall, Uttoxeter

Bagshaws Residential welcome to the market this IMMACULATELY PRESENTED detached family home and EARLY INSPECTION IS ESSENTIAL to appreciate the accommodation comprising: lounge with bi-fold doors leading to kitchen diner, utility, cloakroom, four bedrooms, en suite & bathroom. Garage, drive & garden



Total floor area 144.4 m² (1,555 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.properhomes.co

Access to the property is gained via:

Entrance Door:

Leading into:

Entrance Hallway:

Having stairs to the first floor accommodation; central heating radiator with cover; understairs storage cupboard; doors off to:

Snug / Study:

With double glazed window to the front elevation; central heating radiator.

Guest Cloakroom:

With low level wc; wash hand basin; complementary bottom half tiling; central heating radiator.

Lounge:

Having double glazed French doors leading out to the rear garden; double glazed window to the front elevation; two central heating radiators; bi-fold doors leading into:

Kitchen Diner:

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated double electric oven; multi ring gas hob with cooker hood over; integrated dishwasher and fridge freezer; vertical central heating radiator; herringbone design wood effect flooring; double glazed window to the rear elevation; double glazed French doors leading out to the garden; feature magnetic wall; opening into:

Utility Room:

With stainless steel sink set in a base unit; plumbing for washing machine; cupboard housing the central heating boiler; wall panelling with shelf; herringbone design wood effect flooring; door leading out to the side elevation.

Stairs From The Hallway:

Leading to:

Spacious Landing:

With large picture window to the front elevation; loft access hatch; central heating radiator with cover; doors off to:

Main Bedroom One:

Having feature wall; floor to ceiling picture double glazed window to the front elevation; central heating radiator; door leading into walk in wardrobe/dressing area; door leading into:

En Suite:

Having enclosed shower cubicle with wall mounted shower; wash hand basin; low level wc; double glazed window to the side elevation; heated towel rail; complementary tiling.

Bedroom Two:

Currently used as a study. With floor to ceiling picture double glazed window to the front elevation; central heating radiator.

Bedroom Three:

With double glazed window to the rear elevation; built in mirror door wardrobes; central heating radiator.

Bedroom Four:

With double glazed window to the rear elevation; central heating radiator.

Family Bathroom:

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; double glazed window to the rear elevation; heated towel rail; complementary tiling; spot lighting.

Garage:

With electric roller door; power and lighting; ceiling half boarded for storage.

Gardens:

To the front central pathway leads to the entrance door with lawned areas each side and electric vehicle charging point. Attractive enclosed rear garden with paved patio areas, raised lawned area and timber fence boundaries. Hot tub available by separate negotiation.

Please Note:

This property is subject to Road Management Charge, refer to Agent for details.

Photographs may have been taken using a wide angle lens.



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welcome to

Sampson Avenue, Bramshall, Uttoxeter

- Immaculately Presented Detached Family Home
- Lounge with bi-fold doors into Kitchen Diner. Utility. Snug/Study
- Four Bedrooms. En Suite to Main Bedroom
- Guest Cloakroom. Family Bathroom
- Double Garage. Drive. Attractive Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
UTR110242 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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