





**** THREE BEDROOM PROPERTY ** EN-SUITE
** HIGH ENERGY PERFORMANCE ** SPACIOUS
GARDEN ** KITCHEN/DINER ****

Constructed by Bellway Homes in 2018, this three bedrooms home offers fantastic garden space and desirable kitchen/diner. The property is situated on the edge of the village of Bramshall which has easy access to the A50 with its M1 and M6 connections and also to Uttoxeter train station and offers an easy commute to Derby, Stoke and Stafford.

The property in brief comprises hallway, lounge, kitchen/diner, cloakroom/WC, three bedrooms with the master having en-suite facilities and separate family bathroom. Externally there are large gardens to the rear and a tarmac driveway providing ample off-road parking. Contact Abode Estate Agents to arrange an internal inspection.



Hallway

With UPVC double glazed door leading into, central heating radiator, isolator switch, consumer unit, doors leading to:

W.C.

With complementary tiled flooring throughout, low-level WC with continental flush, pedestal wash hand basin with mixer tap, central heating radiator, extractor fan.

Lounge

With UPVC double glazed window to the front elevation, thermostat, TV aerial point, two central heating radiators, dog leg staircase rising off the first floor landing, master telephone socket, door leading to;

Kitchen/Diner

With UPVC double glazed French doors to the rear elevation and UPVC double glazed windows to either side, complementary tiled flooring throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces, a range of integrated appliances including a 1 1/2 stainless steel sink and drainer with mixer tap, four ring stainless steel gas hob with matching extractor hood, oven/grill, fridge and freezer, space for further freestanding undercounter white goods, central heating radiator, carbon monoxide detector, TV aerial point, spotlights to ceiling and in housing is the combination central heating gas boiler



Landing

With smoke alarm, isolator switch, doors entries leading to:

Bedroom One

With UPVC double glazed window to the rear elevation, central heating radiator, built-in wardrobe comprising of hanging rail and storage, further over stairs storage cupboard, isolator switch, door leading to:







En-suite

Featuring a three-piece shower room suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, double shower cubicle with sliding screen, complementary tiling to wall coverings, spotlighting to ceiling, central heating radiator, extractor fan.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Featuring a three-piece bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath unit and complementary tiling to wall coverings, spotlight to ceiling, extractor fan, central heating radiator.



Outside

To the front is a laid to lawn garden which could easily be converted to provide further off-road parking if needed. A paved pathway leads to the front storm porch.

Tandem parking to the side elevation provides space for three vehicles on the tarmac driveway. To the side wall is where the electric meter is located.

Entry to the rear is via the side gate. On entry to the garden, there is a storage shed on a hard standing base with power via armoured cable

On the rear elevation is outside lighting and an security lighting.

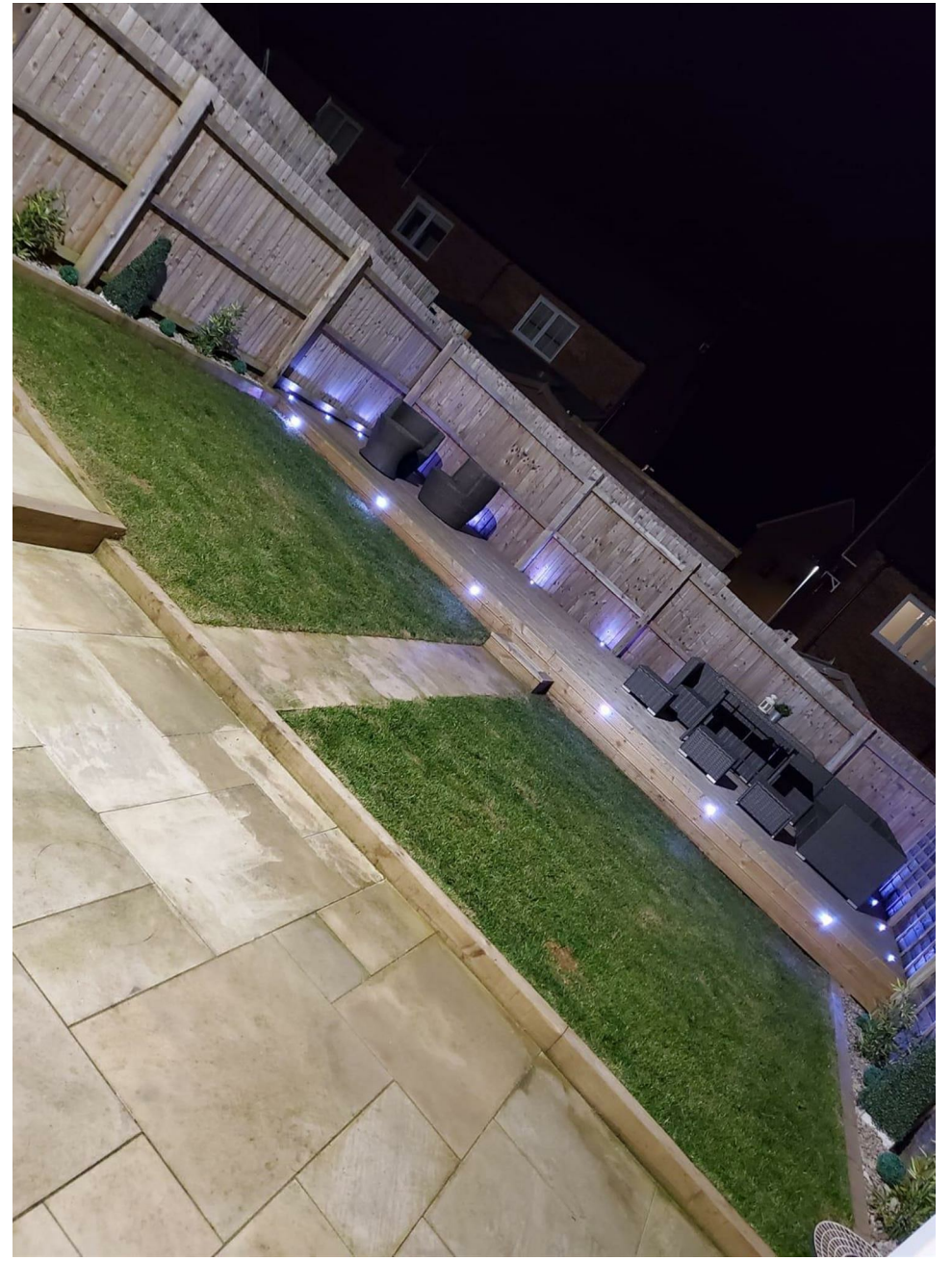
To the rear of the property is a landscaped paved patio area leading to a spacious laid to lawn garden. A further raised decking at the rear provides a great entertaining space and captures plenty of sun. To the boundary are enclosing timber fence panels throughout.



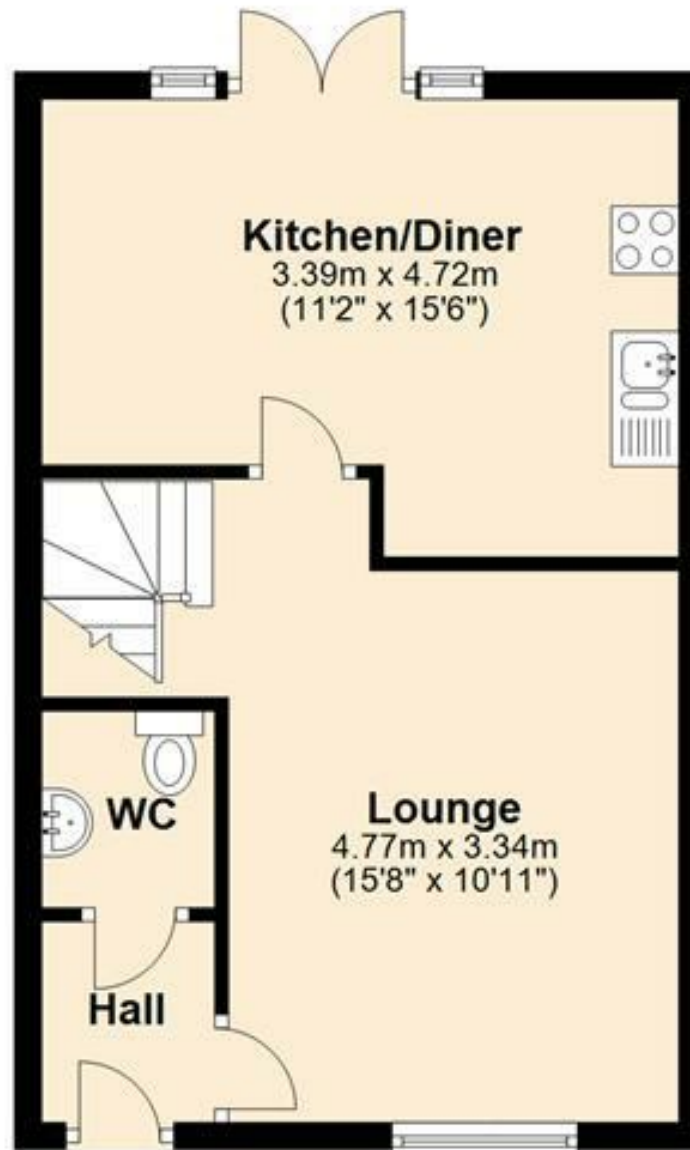






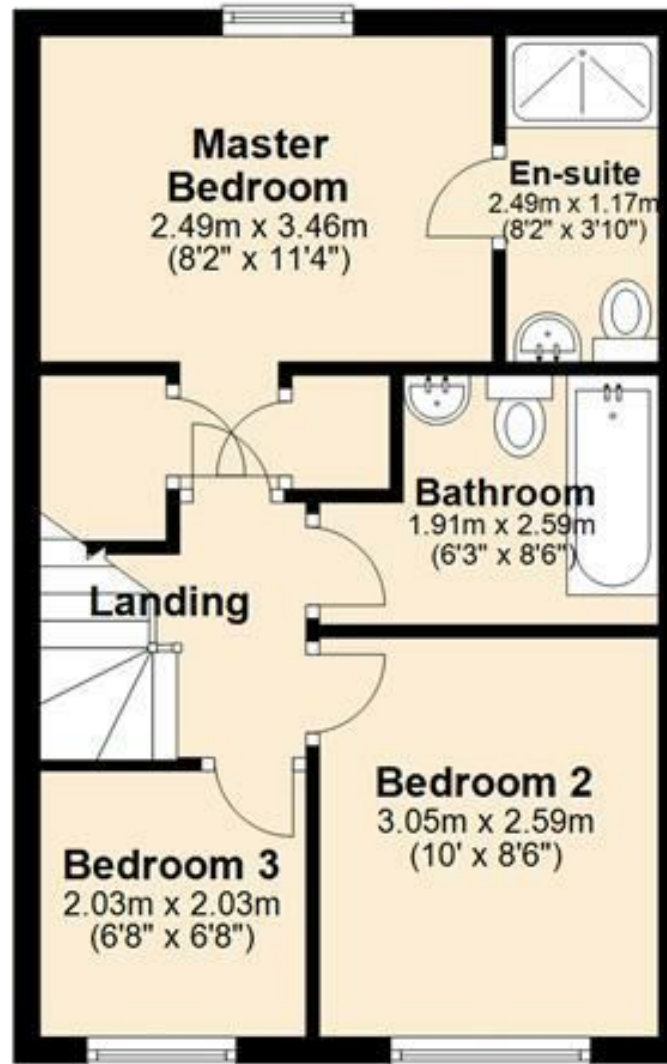


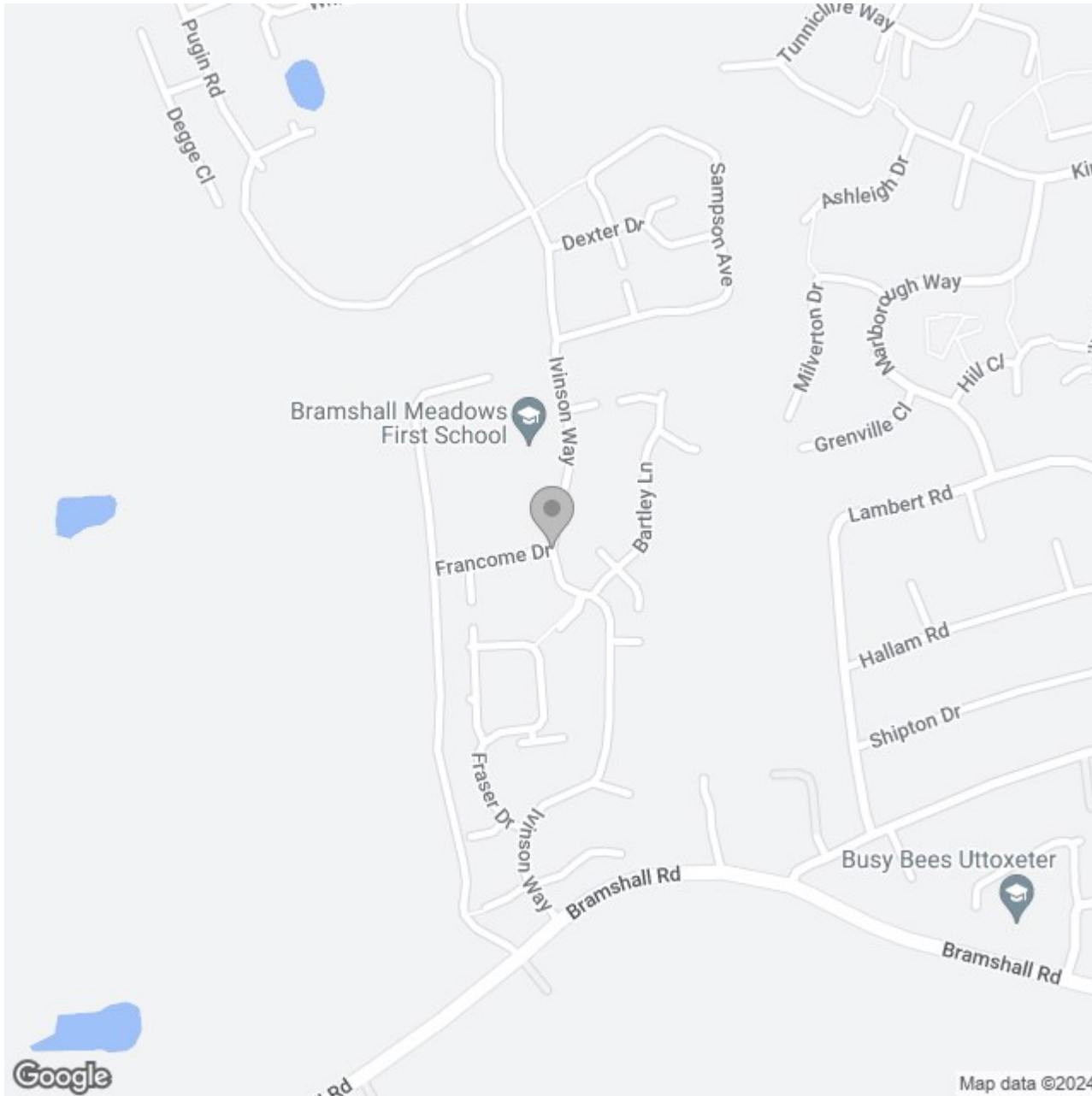
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale.
Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	