





**** SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME ** WITH EN-SUITE AND BEAUTIFULLY LANDSCAPED REAR GARDENS ** GARAGE ****

Located in the desirable Bramshall Meadows on the edge of Uttoxeter, this charming three-bedroom semi-detached home offers convenient access to the A50, linking to the M1 and M6, as well as Uttoxeter train station. The location is ideal for commuters, with easy routes to Derby, Stoke, and Stafford.

Inside, the property features a well-thought-out layout, including an entrance hallway, a spacious dual aspect lounge, a modern open-plan kitchen/diner with a double utility cupboard, a cloaks/WC, a landing area, and three bedrooms. The master bedroom benefits from its own en-suite, and a separate family bathroom serves the other rooms. Outside, the generously sized rear gardens provide a tranquil space with an Indian stone patio, while the tandem double-length driveway offers plenty of off-road parking leading up to the detached garage.

Viewings are available by appointment only and can be arranged through Abode Estate Agents.




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Hallway

With a composite from front door leading into, staircase rising into the first floor landing, central heating radiator, consumer unit, thermostat, doorbell chime and internal door leading to:

Lounge

Having 2x UPVC double glazed windows to front and side elevations, UPVC double glazed French doors leading to the rear patio, two central heating radiators and fibre Internet connection.

W.C.

With a low-level WC with Continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

Kitchen/Diner

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances includes fridge, freezer, dishwasher, one and a half stainless steel sink and drainer with mixer tap, oven/grill, stainless steel gas hob with matching extractor hood, central heating radiator, UPVC double glazed French doors leading to the rear patio, carbon monoxide detector, utilities cupboard with double doors, drop edge work surface, shelving and plumbing space for under counter white goods.



Landing

With smoke alarm, access to loft space via loft hatch (which is partially boarded and has a built in pull down ladder), central heating radiator, storage utility cupboard, internal doors leading to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, thermostat, TV aerial point, built-in wardrobe comprising of hanging rails and shelving, internal door leading to:







En-suite

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising up low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen, electric shower over and complementary tiling to wall coverings, heated towel radiator and extractor fan.

Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low-level WC, pedestal wash hand basin with mixer tap, panelled bath unit with glass screen and complementary tiling to wall coverings, shaving point, heated towel radiator and extractor fan.

Bedroom Two

With a UPVC glazed window to the rear elevation and central heating radiator.

Bedroom Three

With 2x UPVC double glazed windows to front and side elevations and central heating radiator.



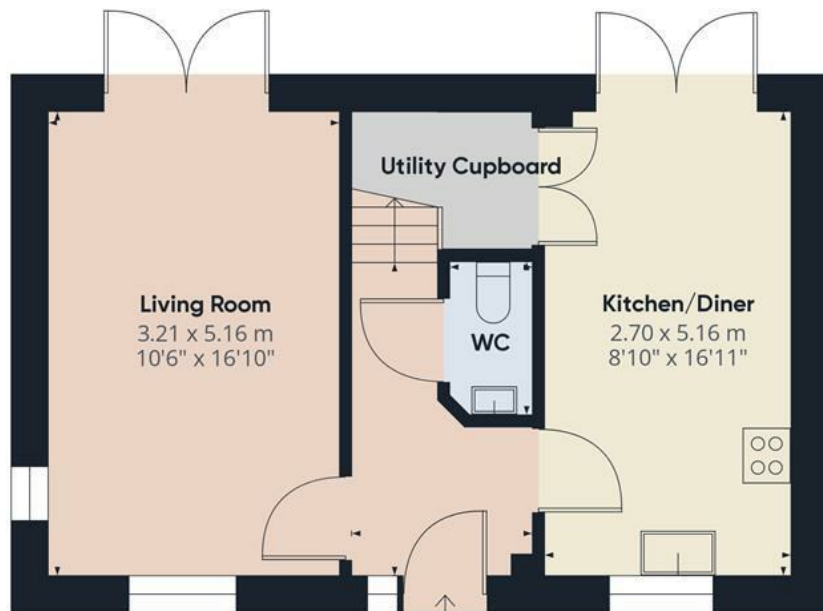




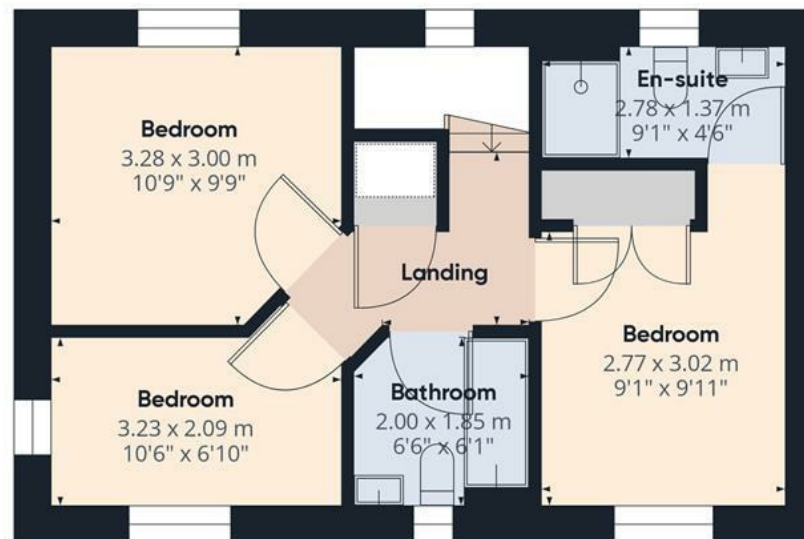


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

97.29 m²

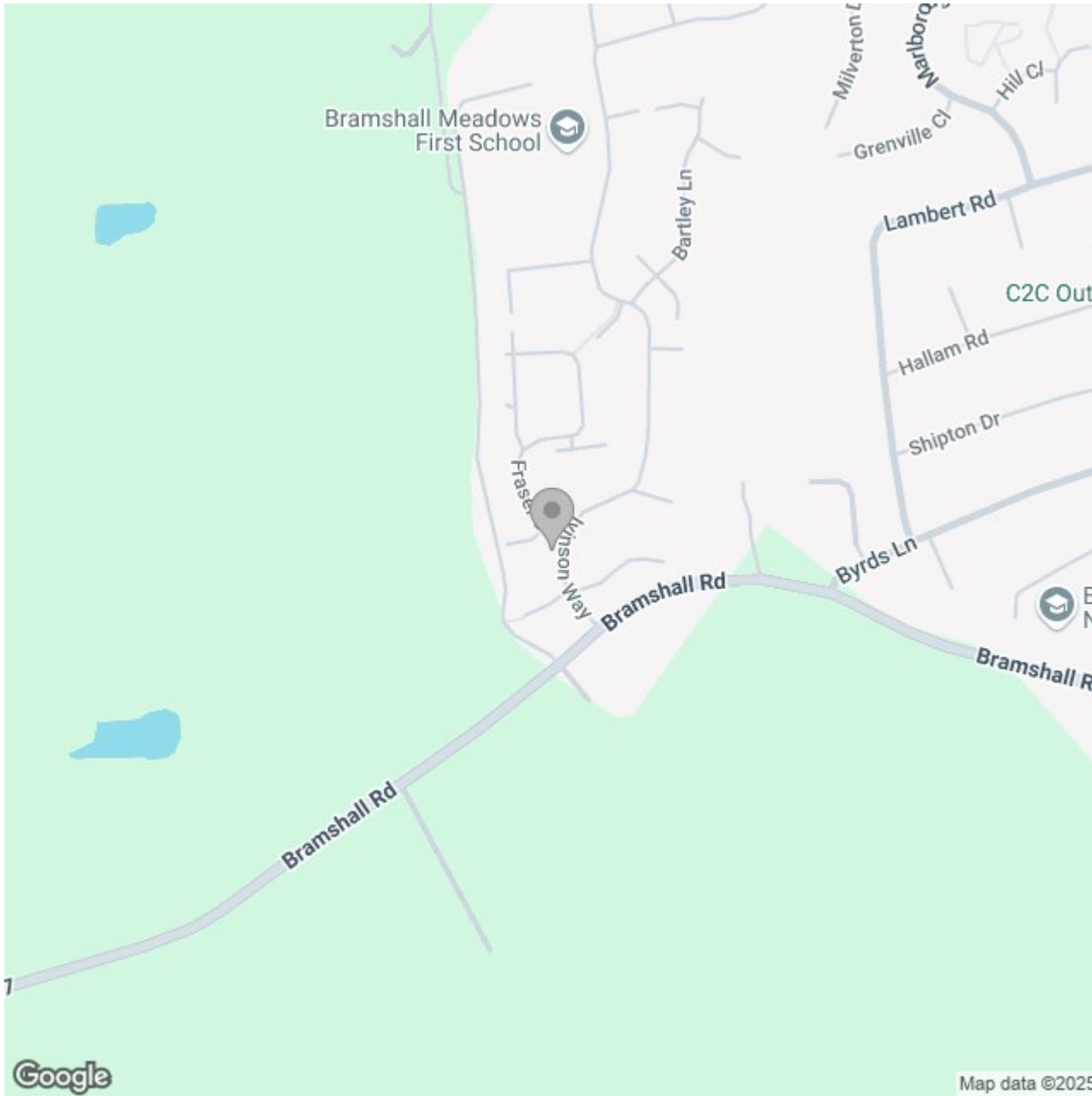
1047.23 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 	