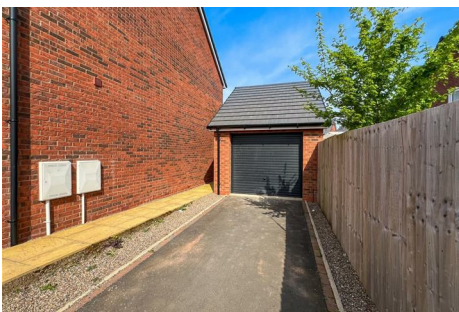




48 Kiddlestich Road Bramshall, Uttoxeter, ST14 5FQ

EX SHOWHOUSE THREE BEDROOM PROEPRTY OFFERERER NO UPWARD NO CHAIN

Upon entering the hall, you'll find a guest WC and stairs leading to the first floor. To the left of the hallway is a modern fitted kitchen diner featuring a gas hob, electric double oven, integrated dishwasher, fridge freezer, a utility cupboard, and French doors opening to the garden. While on the right there is a spacious, carpeted sitting room.

Upstairs on the landing, there's a storage/linen cupboard and a family bathroom with a shower over the bath. There are three bedrooms: two doubles with built-in wardrobes, and one single bedroom. The master bedroom boasts an en-suite shower room with a double-sized shower cubicle, built-in wardrobes, and French doors opening onto a Juliet balcony.

Outside, there's a driveway leading to a single garage with power and lights, along with an enclosed garden predominantly laid to lawn.

Offers Around £274,995

48 Kiddlestich Road

Bramshall, Uttoxeter, ST14 5FQ



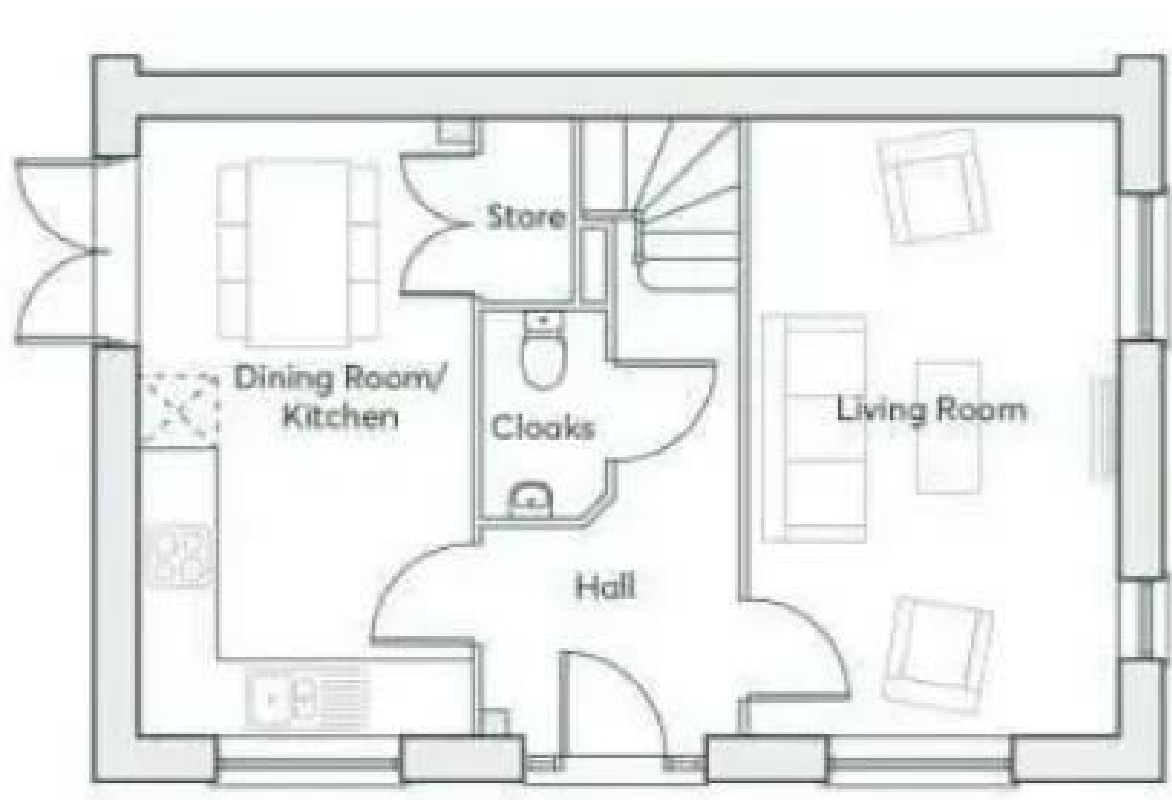
- Entrance hall with guest WC
- Carpeted sitting room
- Modern kitchen diner with gas hob and electric oven
- French doors leading to garden
- First floor landing with storage cupboard
- Family bathroom with shower over bath
- 3 bedrooms (2 doubles with built-in wardrobes, 1 single)
- Master bedroom with en-suite shower room and Juliet balcony
- Driveway leading to single garage
- Enclosed garden with lawn



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Market Place, Uttoxeter, Staffordshire, ST14 8HN
 Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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 