48 Kiddlestich Road

Bramshall, Uttoxeter, ST14 5FQ

ABODE are pleased to offer for the first time this three bedroom semi-detached house which is the ex-show home. WITH NO UPWARD 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 £279,950

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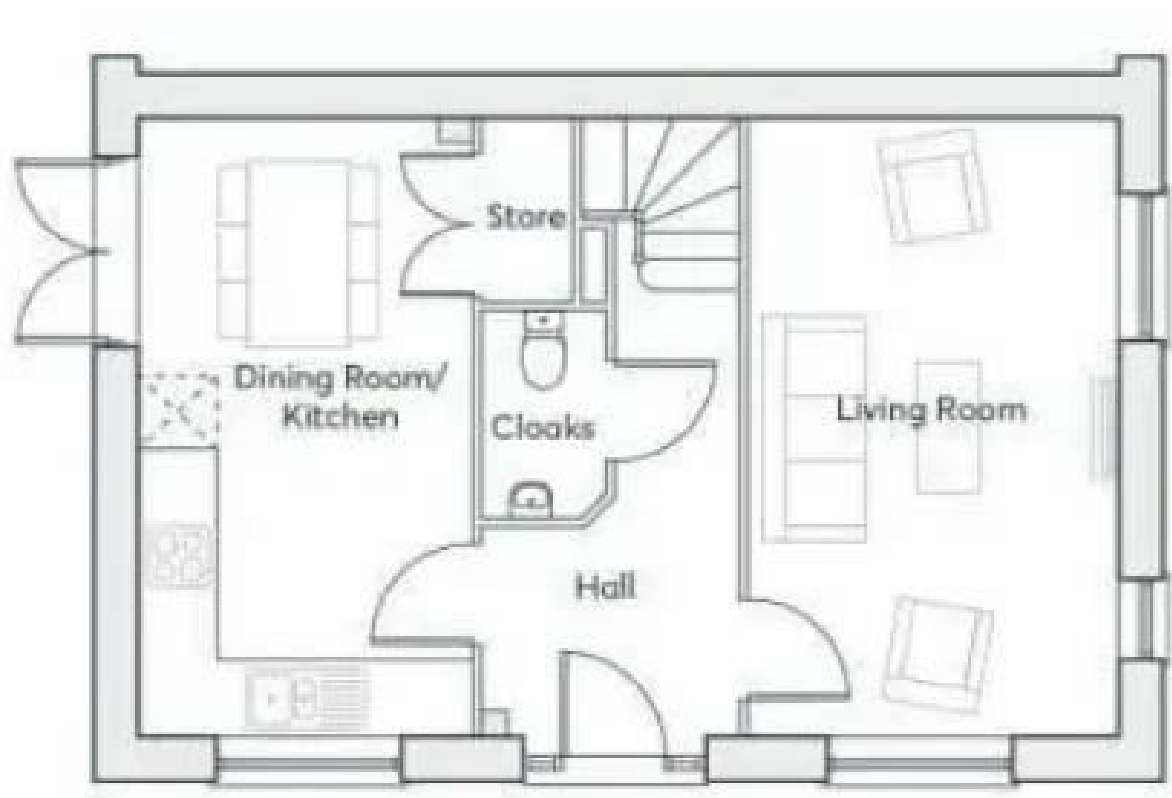
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- Entrance hall with guest WC

- French doors leading to garden

- 3 bedrooms (2 doubles with built-in wardrobes, 1 single)

- Enclosed garden with lawn

- Carpeted sitting room

- First floor landing with storage cupboard

- Master bedroom with en-suite shower room and Juliet balcony

- Modern kitchen diner with gas hob and electric oven

- Family bathroom with shower over bath

- Driveway leading to single garage

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.

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

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