







**\*\* SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME WITH EN-SUITE \*\***

Nestled in the sought-after Bramshall Meadows on the outskirts of Uttoxeter, this stylish and spacious three-bedroom semi-detached property offers excellent transport links, including the A50 to the M1 and M6, as well as Uttoxeter train station. The location ensures convenient access to Derby, Stoke, and Stafford, making it ideal for commuters.

This beautifully designed home features a practical and modern layout, including a welcoming hallway, a comfortable lounge, an open-plan kitchen/diner, a utility room, a convenient cloaks/WC, a landing, three well-sized bedrooms (with an en-suite to the master), and a family bathroom. Outside, the property boasts a larger-than-average landscaped rear garden, perfect for relaxation or entertaining, alongside a driveway providing ample off-road parking.

Viewings are available by appointment only—contact Abode Estate Agents to arrange yours today.



### Entrance Hallway

Composite door leading in from the driveway, smoke detector and stairs leading to the first floor.

### Living Room

UPVC double glazed window to the front elevation, central heating radiator, under stairs storage cupboard, access to:-

### Kitchen Diner

Modern base and eye level units with complimentary worktops, built in cooker and gas hob with extractor hood above, built in dishwasher, space and plumbing for a free standing fridge freezer, one and a half bowl stainless steel sink with draining board, space for a dining table and chairs, UPVC double glazed patio doors leading out into the garden, central heating radiator.

### Utility Room

Door leading out into the rear garden, central heating radiator, base and eye level units with complimentary worktops, space and plumbing for a washing machine and tumble dryer.

### WC

WC and wash hand basin with tiled splash back, room housing the Combi boiler, UPVC double glazed window to the side elevation, central heating radiator.

### Landing

Central heating radiator, loft access, smoke detector.



### Master Bedroom

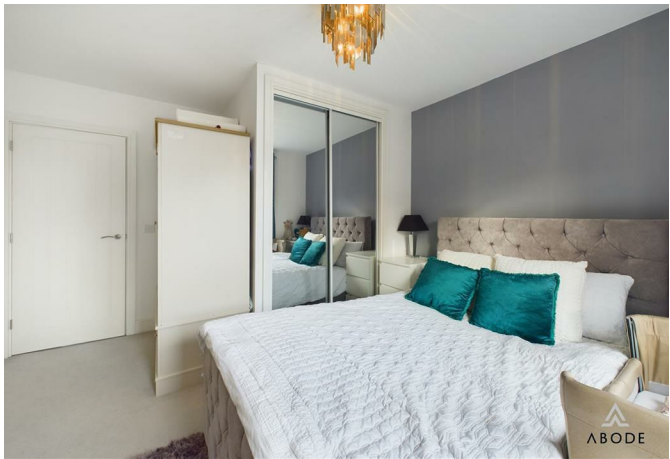
UPVC portrait full length window to the front elevation, central heating radiator, built in wardrobes, over stairs storage cupboard.

### Ensuite

White suite comprising:- shower cubicle, WC and wash hand basin, UPVC double glazed frosted glass window to the front elevation, towel radiator.











### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

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UPVC double glazed window to the rear elevation, central heating radiator.

### Bathroom

White suite comprising:- bath with shower over and glass shower screen, WC, wash hand basin, UPVC double glazed frosted glass window to the side elevation, towel radiator.

### Outside

The rear garden is enclosed and is mainly laid to lawn and is approached by steps from the patio which surrounds the property. To the front there is a driveway providing off road parking for multiple cars and lawned area







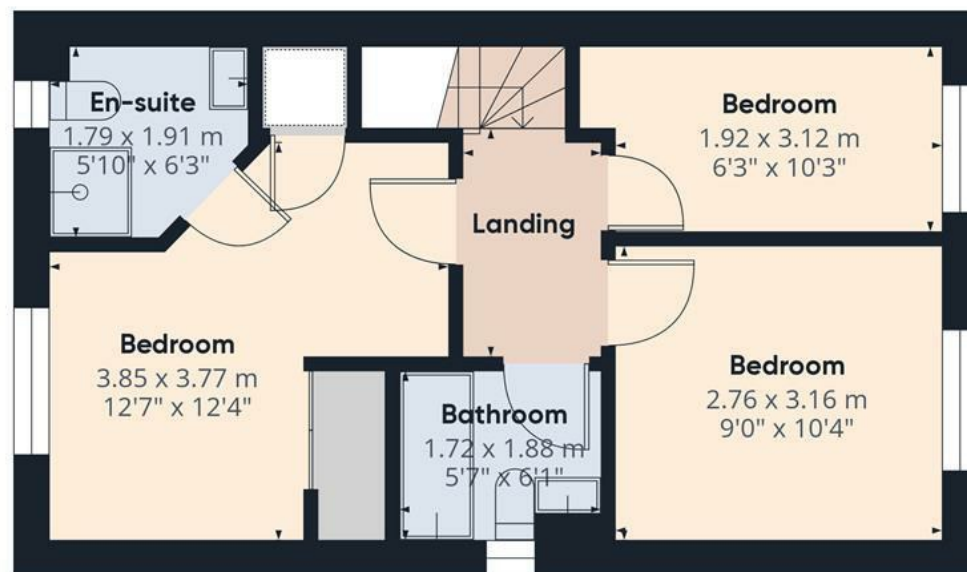








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

80.37 m<sup>2</sup>

865.09 ft<sup>2</sup>

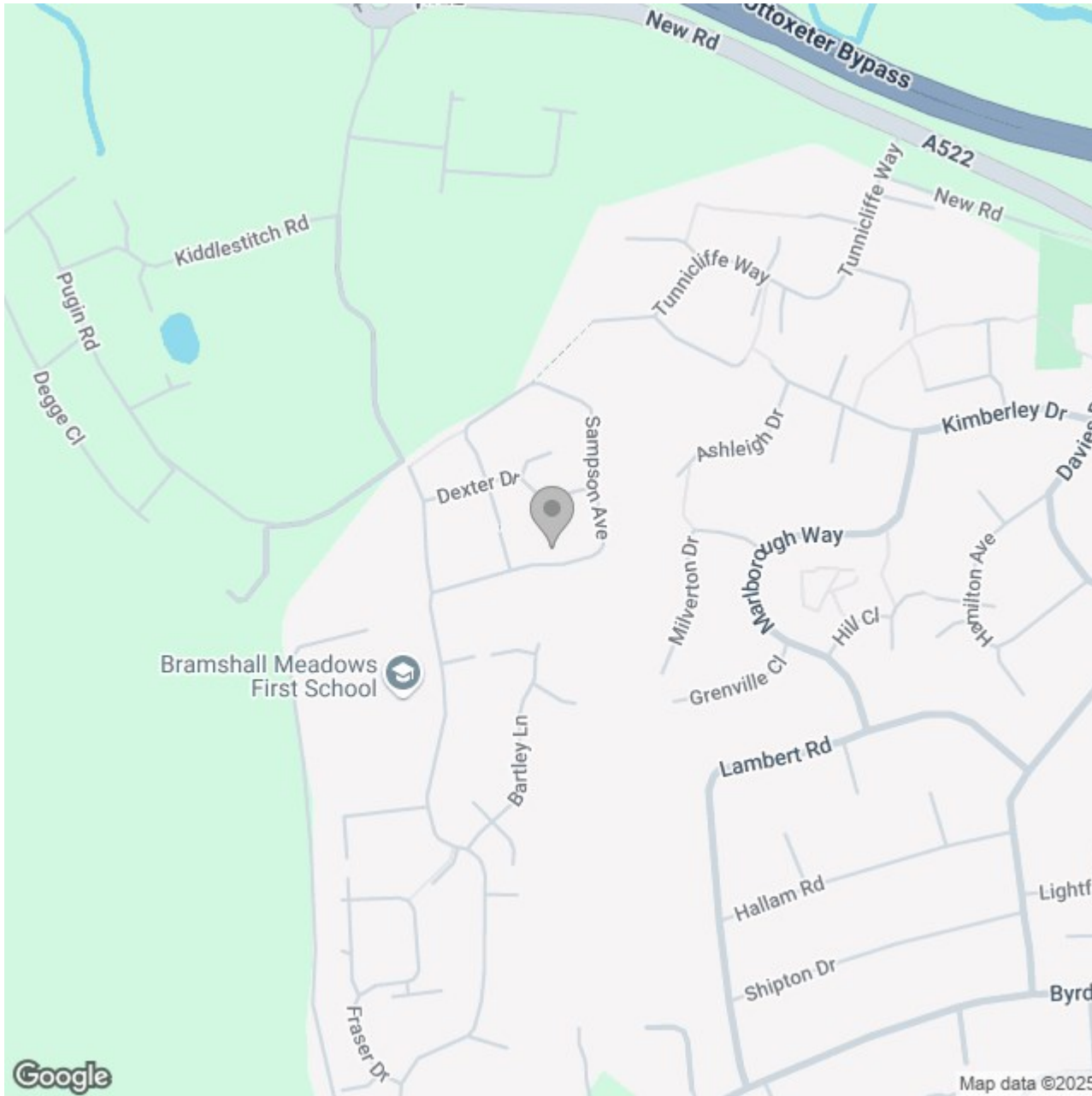
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 