





**TWO BEDROOM MODERN TOWN HOUSE – FORMER
SHOW HOME – VILLAGE LOCATION – PRIVATE
PARKING – NO CHAIN**

This beautifully presented two-bedroom semi-detached home, once the development's show home, is set in the heart of Bramshall village. Offered with no upward chain, it boasts private parking to the frontage and decorative gardens to both the front and rear, making it ideal for first-time buyers or downsizers.

Inside, a newly fitted composite front door opens into a neat porch with practical storage, leading to a welcoming hallway. The front-facing kitchen is well-equipped with stylish units, integrated appliances, and space for additional white goods. The spacious lounge offers a bright and comfortable living area, opening into a conservatory that brings in plenty of natural light and leads out to the rear patio and garden – perfect for relaxing or entertaining.

Upstairs, there are two bedrooms and a fully tiled family bathroom with a three-piece suite and electric shower over the bath. Additional features include uPVC double glazing, gas central heating, and a handy airing cupboard.

Located close to Uttroter with easy access to the A50, M1, and M6, this attractive home offers both charm and convenience. Contact ABODE Estate Agents today to arrange a viewing.



Porch

With a newly fitted double glazed composite front entry door leading into where the block paved flooring throughout and a useful utility storage cupboard, internal PVC door leads to:

Hallway

With a staircase rising to the first floor landing, central heating radiator and internal doors leading to:

Kitchen

A well-equipped kitchen with a UPVC double-glazed window to the front elevation, featuring a range of matching base and eye-level units with granite-effect work surfaces and complementary tiled splashbacks. Integrated appliances include a one and a half bowl composite sink and drainer with mixer tap, a four-ring gas hob with oven and grill, and a built-in extractor fan above. The room also houses the central heating gas boiler and offers space and plumbing for both under-counter and freestanding white goods. Additional features include a central heating radiator and a telephone point.

Lounge

A comfortable and spacious reception room featuring a timber double-glazed window to the rear elevation, TV aerial point, and a central heating radiator. Benefits from a useful under-stairs storage cupboard and internal double-glazed sliding doors providing access to the conservatory.



Conservatory

A bright and versatile space with UPVC windows to the rear and side elevations, allowing plenty of natural light. Featuring a set of UPVC double-glazed sliding doors that open out onto the rear patio, perfect for indoor-outdoor living.







Landing

Providing access to the loft via a hatch, with a fitted smoke alarm and an airing cupboard housing the hot water immersion tank with useful shelving. Internal doors lead to the bedrooms and bathroom.

Bedroom One

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front elevation, built-in wardrobe with eye-level shelving, central heating radiator and telephone point.

Bedroom Two


A comfortable bedroom with a UPVC double-glazed window overlooking the rear aspect and a central heating radiator.

Bathroom

A fully tiled family bathroom fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin, and a panelled bath with electric shower over. Further benefiting from a UPVC double-glazed frosted window to the rear, central heating radiator, extractor fan, ceiling spotlights, and a shaving point.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	65	
(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 





Approximate total area⁽¹⁾

65.77 m²

707.94 ft²

Reduced headroom

0.42 m²

4.54 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

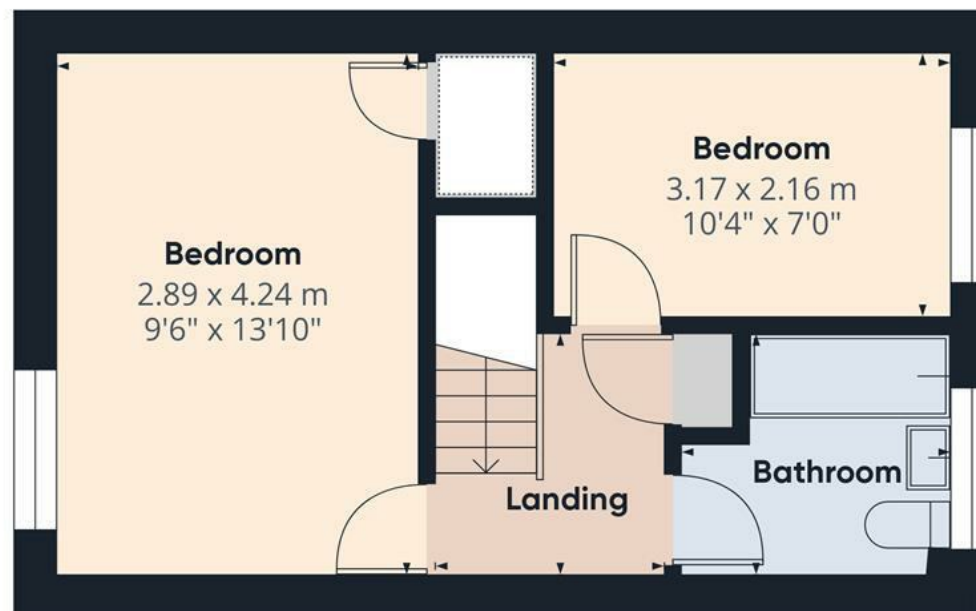
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0



Floor 1

