

Mallens Croft, Bramshall, Staffordshire, ST14 5NG  
Asking Price £205,000





ABODE are delighted to offer for sale this well-presented two-bedroom semi-detached home, located in the highly sought-after village of Bramshall, with convenient access to Uttoxeter town centre and excellent transport links. Offered with no onward chain, this property presents an ideal opportunity for first-time buyers, downsizers, or those seeking a charming village home, also benefitting from a south-facing garden.

The accommodation features a newly fitted kitchen, thoughtfully designed with space for appliances, and a rear living room that opens directly onto the garden, creating a bright and sociable living space.

Upstairs, there are two generously proportioned bedrooms, both served by a modern family bathroom.

Externally, the property enjoys a good-sized front garden with a tarmac driveway providing off-road parking. To the rear is a spacious south-facing garden with patio and lawn, offering an excellent outdoor space for relaxing or entertaining.

## Hallway

Accessed via a composite front entrance door, the hallway provides a welcoming first impression and features an electrical consumer unit, central heating radiator and smoke alarm. An internal door leads through to the kitchen.

## Kitchen

Positioned to the front elevation with a UPVC double glazed window, this newly fitted kitchen is finished to a high standard. It offers a range of matching duck-egg coloured base and eye-level storage units with drawers, complemented by block-effect drop-edge preparation work surfaces and coordinating splashbacks. There is a stainless steel sink and drainer with mixer tap, stainless steel gas hob with matching extractor hood, oven and grill, along with space and plumbing for additional freestanding white goods. The kitchen also houses the Worcester central heating gas boiler and benefits from an extractor fan.

## Lounge/Diner

A bright and spacious living area enjoying a UPVC double glazed window to the rear elevation and a set of UPVC double glazed sliding doors opening directly onto the rear garden. The room features a central heating radiator, TV aerial point and a useful built-in storage cupboard, making it ideal for both relaxing and entertaining.

## Landing

The landing provides access to the loft space via a loft hatch and includes a smoke alarm. There is an airing cupboard housing the hot water immersion tank, with internal doors leading to the bedrooms and bathroom.



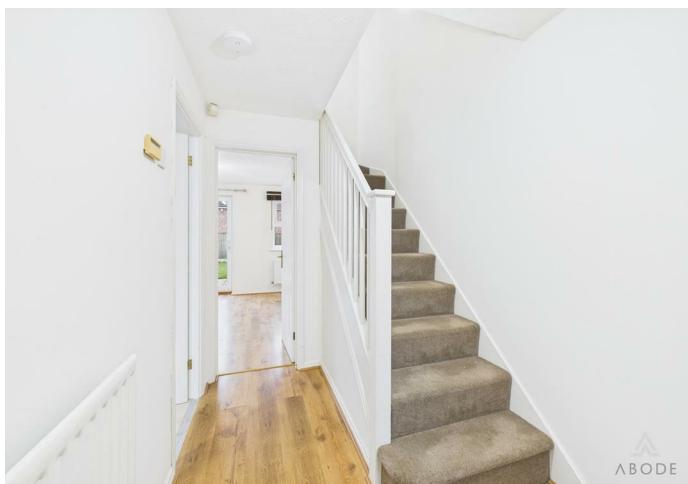
## Bedroom One

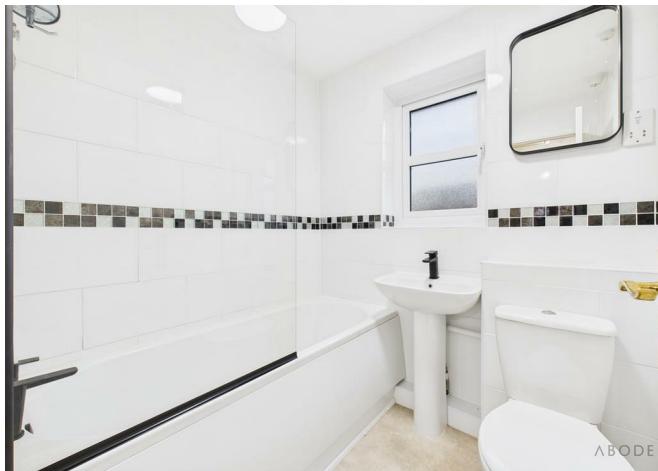
A well-proportioned double bedroom with a UPVC double glazed window overlooking the rear elevation. The room benefits from a central heating radiator and TV aerial point.

## Bedroom Two

Situated to the front elevation, this bedroom features a UPVC double glazed window, central heating radiator and a built-in double wardrobe with hanging rail.







## Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a bath with electric shower over and glass screen. The room is finished with tiled wall coverings, a chrome heated towel radiator, shaving point, extractor fan and a UPVC double glazed frosted window to the front elevation.

## Outside

To the front of the property there is a garden area and driveway providing off-road parking, along with side access leading to the rear. The rear garden features an attractive painted patio area ideal for entertaining, opening onto a spacious garden that is mainly laid to lawn. The garden is enclosed by timber fence panels with concrete posts and offers secure side access back to the property frontage.



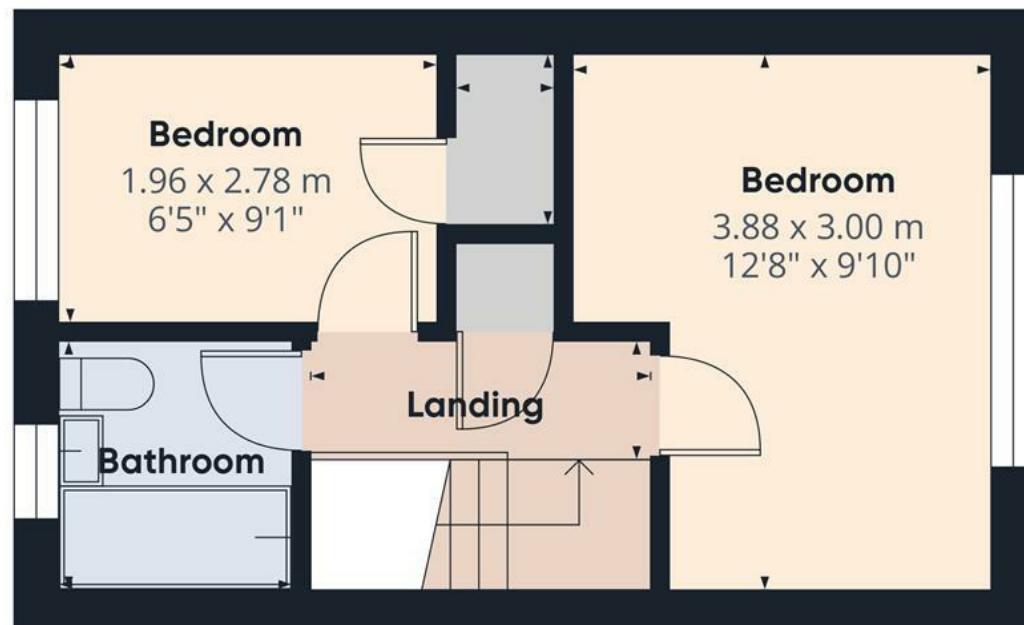




Approximate total area<sup>(1)</sup>

48.2 m<sup>2</sup>

518 ft<sup>2</sup>



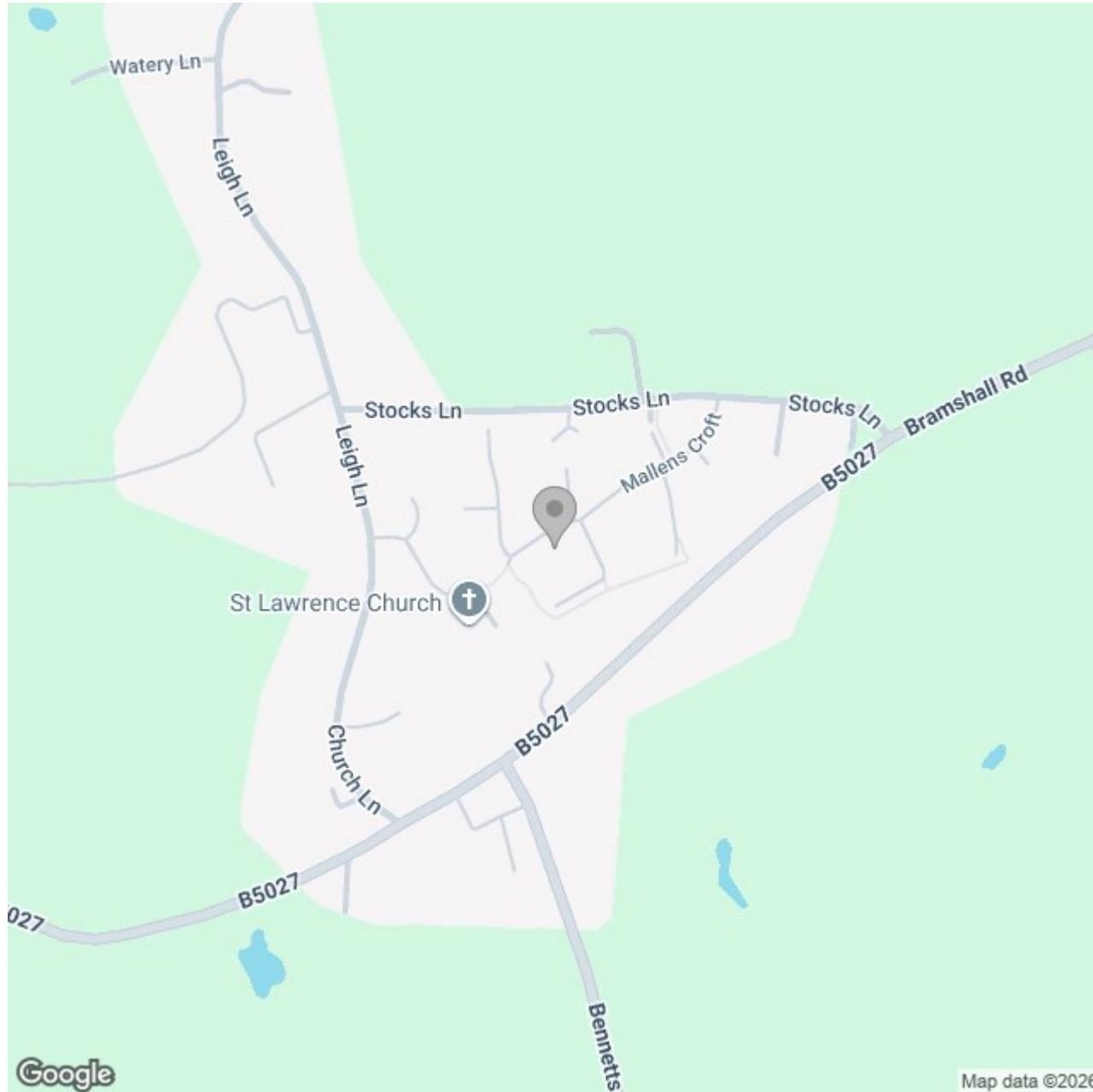
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		72
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	