







THREE-BEDROOM SEMI-DETACHED HOME |  
SOUTH-FACING GARDEN | GENEROUS PLOT |  
HIGH ENERGY EFFICIENCY

Built in 2019 by St. Modwen Homes, this modern three-bedroom semi-detached property occupies a larger-than-average plot with a spacious south-facing rear garden. Situated on the edge of Bramshall village, it offers excellent access to the A50 with links to the M1 and M6, and is within easy reach of Uttoxeter train station, making it ideal for commuters to Derby, Stoke and Stafford.

The accommodation comprises a contemporary kitchen/diner, a spacious lounge, ground floor cloakroom/WC, three bedrooms including a main bedroom with en-suite, and a separate family bathroom.

Externally, the property benefits from generous rear gardens and a tarmac driveway providing off-road parking for two vehicles.



ABODE  
SALES & LETTINGS

### Kitchen diner

The kitchen benefits from a UPVC double-glazed window to the front elevation and features a range of matching base and eye-level storage cupboards and drawers with drop-edge preparation work surfaces. Integrated appliances include a 1½ stainless steel sink and drainer with mixer tap, a four-ring Zanussi stainless steel gas hob with matching extractor hood, and an oven/grill, with space for freestanding and under-counter white goods. A breakfast bar provides seating for up to four people. The kitchen was newly installed approximately one year ago.

### Cloaks w/c

With a UPVC double glazed frosted glass window to the front elevation, low-level WC with Continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and extractor fan.

### Lounge

With UPVC double glazed French doors leading to the rear patio with UPVC double glazed windows to the rear elevation, TV aerial point, telephone point, two central heating radiators, useful under stairs storage cupboard

### Landing

With access into loft space via loft hatch, smoke alarm and door entries leading to:

### Bedroom One

With a UPVC double glazed window to the front elevation, built-in double wardrobe with mirrored front, hanging rails and shelving, useful over stairs storage cupboard, door leading to:



### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low-level WC with Continental flush, pedestal wash hand basin with mixer tap, shower cubicle with folding glass screen, electric shower over and complementary tiling to wall coverings, towel radiator and extractor fan.









### Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC with Continental flush, pedestal wash basin with mixer tap, P shaped bath unit with shower over, glass screen and complementary tiling to wall coverings, heated towel radiator, extractor fan.

### Bedroom Two

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

### Bedroom Three

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

### Outside

To the rear elevation is an extended paved patio area, garden which is mainly laid to lawn, having a variety of mature shrubs and plants.



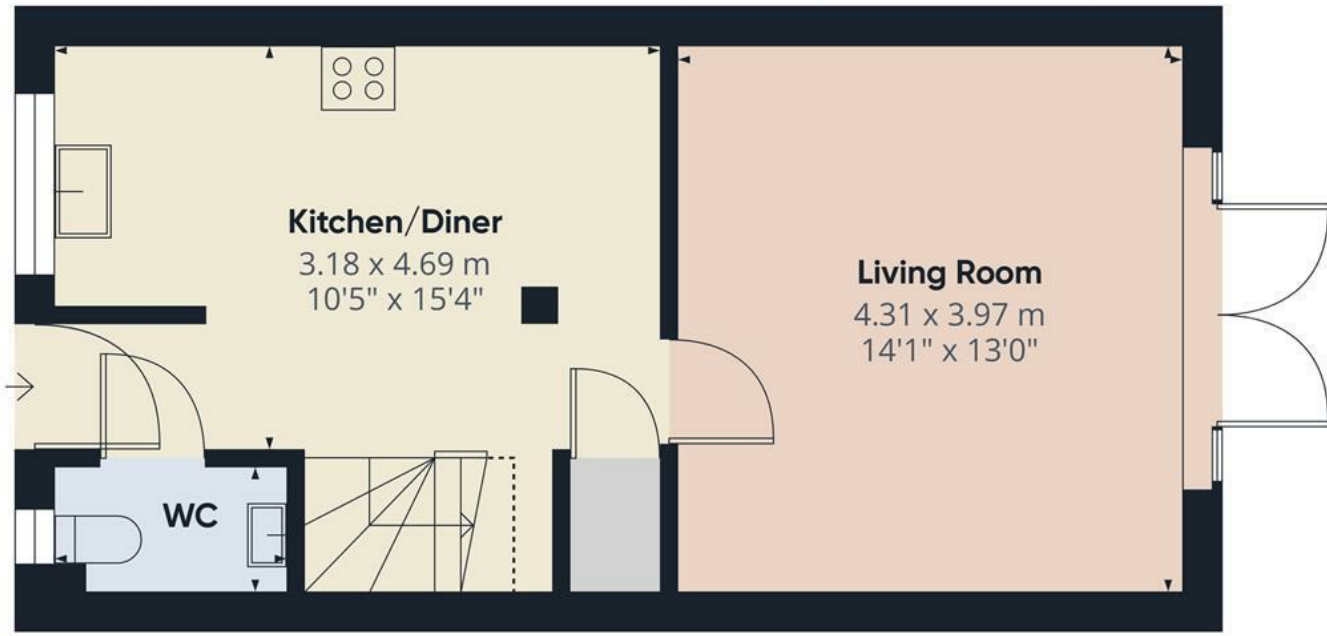




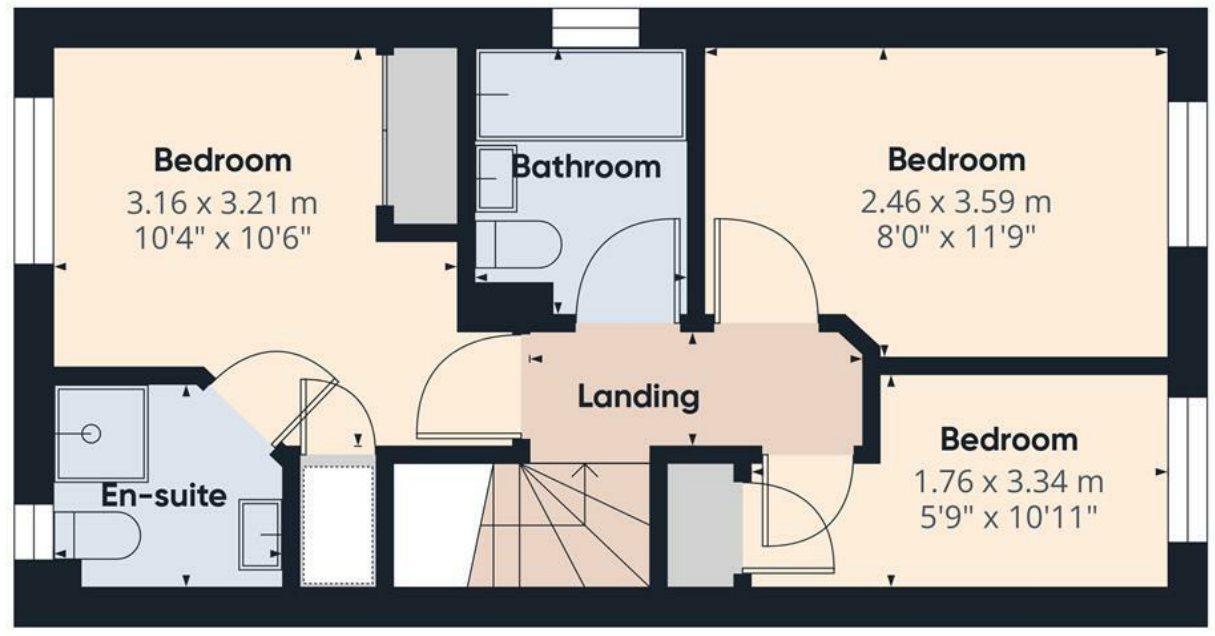








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
69.8 m<sup>2</sup>  
751 ft<sup>2</sup>

**Reduced headroom**  
0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 1.5 m/5 ft

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

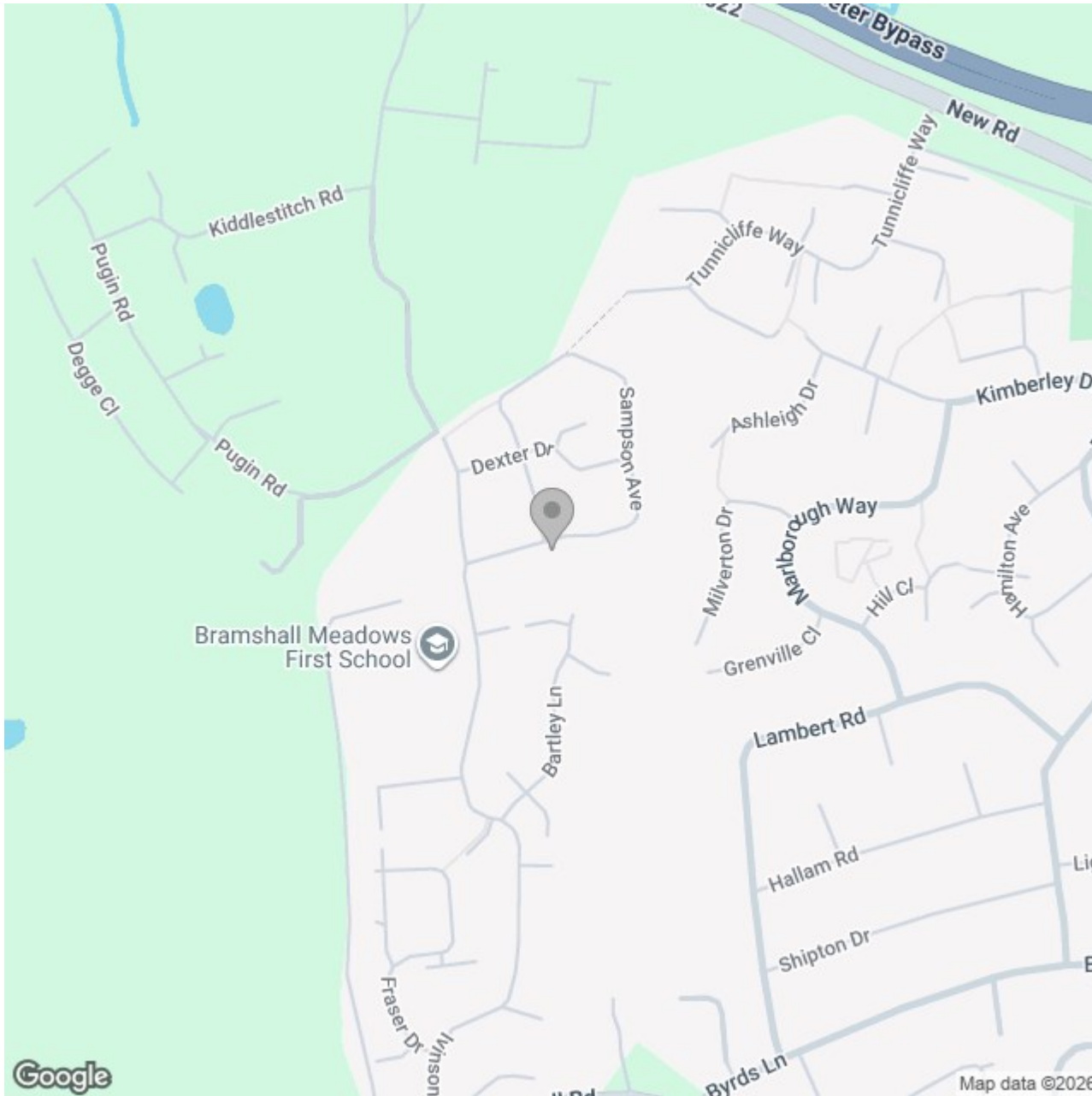
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 