



# The Brambles

## Hollington, Uttoxeter, ST10 4HS



# The Brambles, Hollington, Nr Uttoxeter, Staffordshire, ST10 4HS

A three bedroom detached bungalow in a village location with great scope for enhancement, occupying a generous plot in a village location with easy access to the A50.

A driveway to the front of the property provides ample off road parking.

OIRO: **£395,000**

## Location

Hollington is a picturesque village in the beautiful Staffordshire Moorlands area of the county, situated approximately six miles north of the market town of Uttoxeter. The village has a number of community facilities including a church, village hall and pub.

## Description

The Brambles is an attractive three-bedroom bungalow with great scope for enhancement, occupying a generous plot in this sought after village location. The mature gardens wrap around the property with spacious frontage occupying a lovely rural location with easy transport links to Uttoxeter, Stoke, Derby and beyond.

## Viewing:

By prior appointment through the Agents Bagshawes at the Uttoxeter Office

## EPC Rating F

Council Tax Band D – Staffordshire Moorlands

## Directions

From Uttoxeter, take the B5030 Rocester Road heading north towards Rocester. At the first roundabout at JCB World Headquarters, take the first exit on to Station Road heading up the hill past the factory on the right hand side. The lane turns into Hollington Road, keep following it for approximately 2.5 miles until you enter the village of Hollington. In the village at the crossroads, take the right turn on to Main Road and The Brambles is approximately 300m further up the road on the right hand side as denoted by our "For Sale" board. What Three Words - flute.sang.rolled

## Services :

We understand the property is connected to mains electricity, water and drainage with Oil fired central heating

## Tenure & Possession :

We understand the tenure is freehold and vacant possession will be given on completion





**Entrance Hallway:****15' 9" x 9' 11" (4.80m x 3.02m)**

Entrance hallway with two floor to ceiling storage cupboards, leading to the lounge and kitchen.

**Lounge:****20' 0" x 12' 9" (6.091m x 3.875m)**

Brick feature fireplace, with windows to the front, side and rear with patio doors leading out to the patio area.

**Kitchen:****15' 9" x 9' 4" (4.805m x 2.837m)**

Twin aspect wooden double glazed windows, tiled floor and walls with base and eye level storage cupboards, laminate worktop, stainless steel sink with mixer tap, electric hob, electric cooker and grill and integrated fridge freezer.

**Utility Room:**

UPVC door leading to patio area with wooden double glazed window, washing machine point, boiler and stainless steel sink with door leading to W.C

**Master Bedroom :****14' 10" x 10' 7" (4.517m x 3.217m)**

With wooden double glazed window looking out to the front and storage cupboard.

**Bedroom 2 :****13' 5" x 10' 7" (4.093m x 3.221m)**

With brick built feature fire place and wooden double glazed window

**Bedroom 3 :****10' 5" x 9' 0" (3.178m x 2.743m)**

With wooden double glazed window.

**Bathroom :****8' 7" x 5' 7" (2.607m x 1.701m)**

3 piece suite with shower over bath, tiled walls and wooden double glazed window.

**Garden :**

The garden wraps around the property with mature hedgerows and lawn with patio area at the rear

**Rights of Way, Wayleaves, and Easements::**

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

**Money Laundering:**

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time of the tender is submitted.

**Agents Notes :**

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.







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