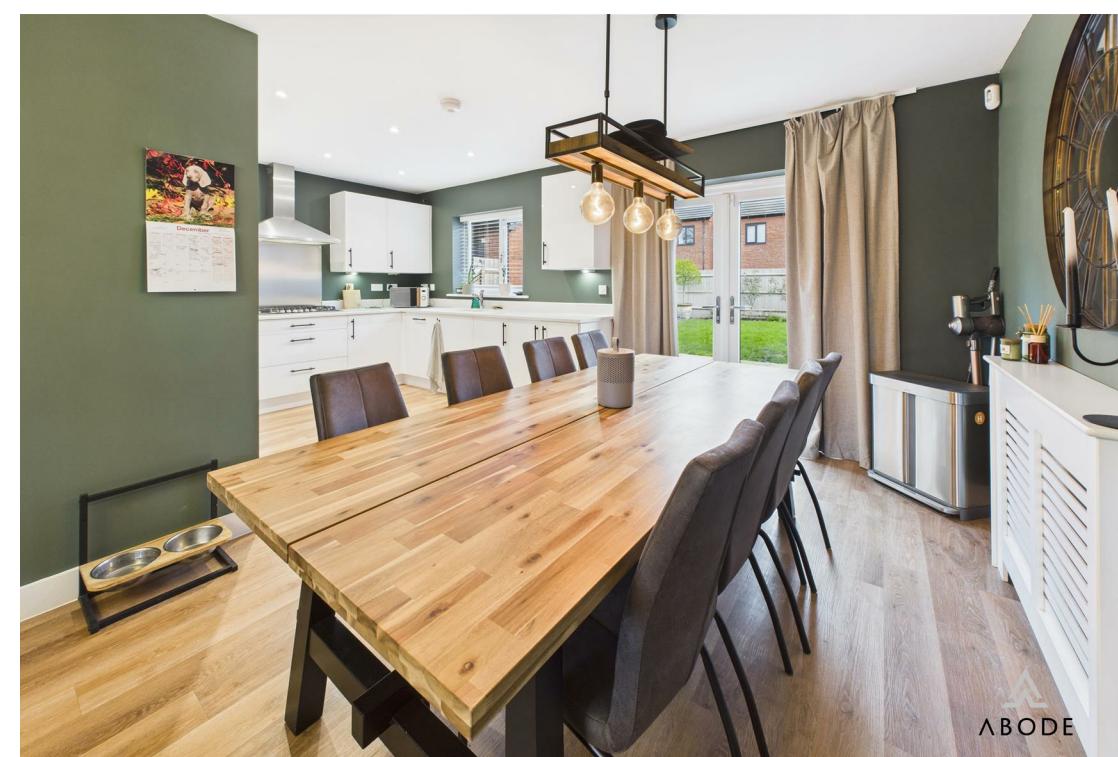


74 Friesian Way, Staffordshire, ST14 5FJ

£1,350 PCM



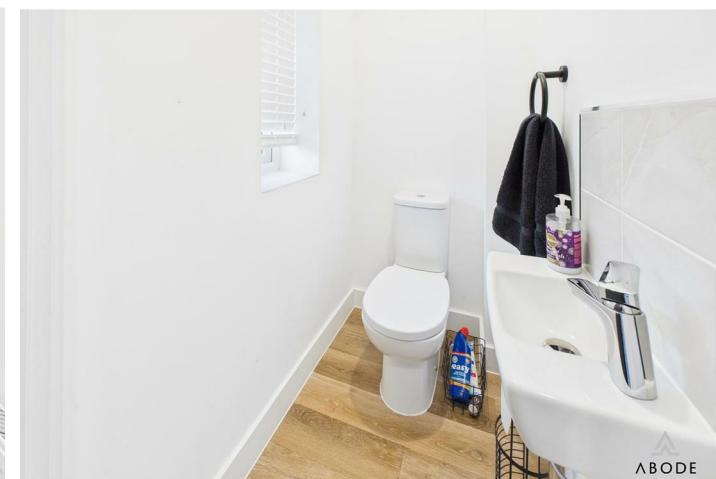


Situated within the highly regarded Bramshall Meadows development on the edge of Uttoxeter, this modern detached family home offers well-planned accommodation extending to approximately 1,194 sq ft, complemented by a detached garage, driveway parking and a private rear garden. The property enjoys a pleasant position within this popular residential estate, combining a semi-rural setting with convenient access to local amenities and commuter links.

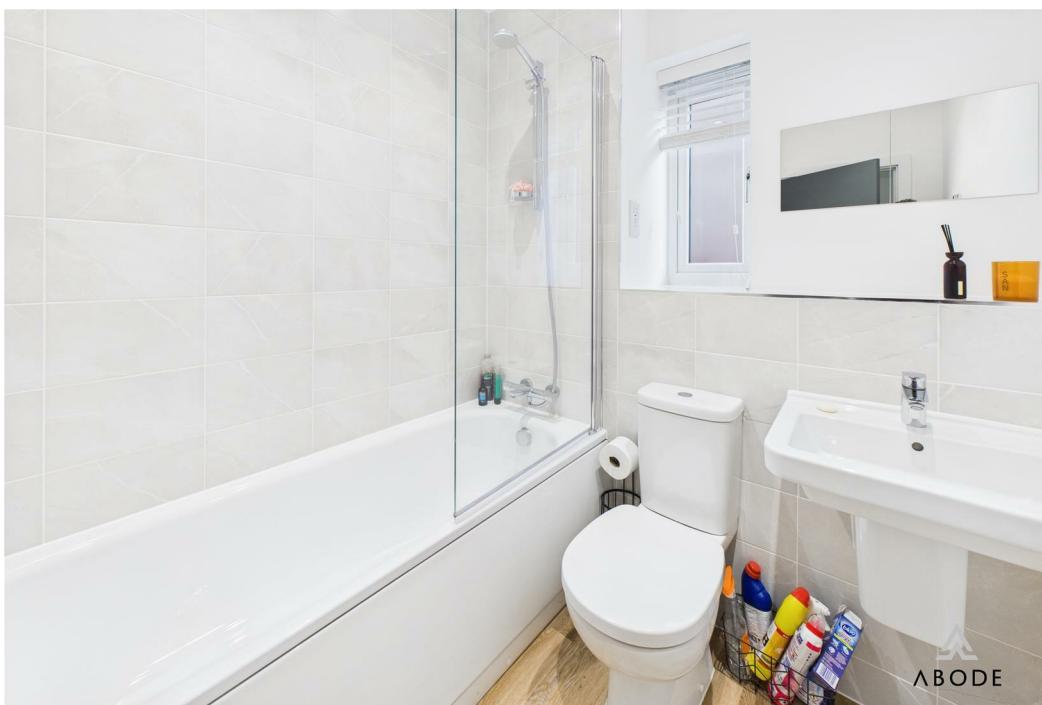
The ground floor is entered via a welcoming hallway which provides access to a ground floor WC and a useful utility room. To the rear of the property is a spacious open-plan kitchen and living area, extending to over 8 metres in length. This impressive space is ideal for modern family living and entertaining, with the kitchen neatly arranged to one end and the living area benefiting from French doors opening directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

To the first floor, the accommodation is arranged around a central landing and comprises three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining two bedrooms offer flexible accommodation suitable for children, guests or home office use. A contemporary family bathroom serves the additional bedrooms.

Externally, the property is complemented by a detached garage providing secure parking and useful storage, with additional driveway parking available. The rear garden offers a pleasant outdoor space, ideal for families and entertaining, while the front aspect completes this attractive modern home.



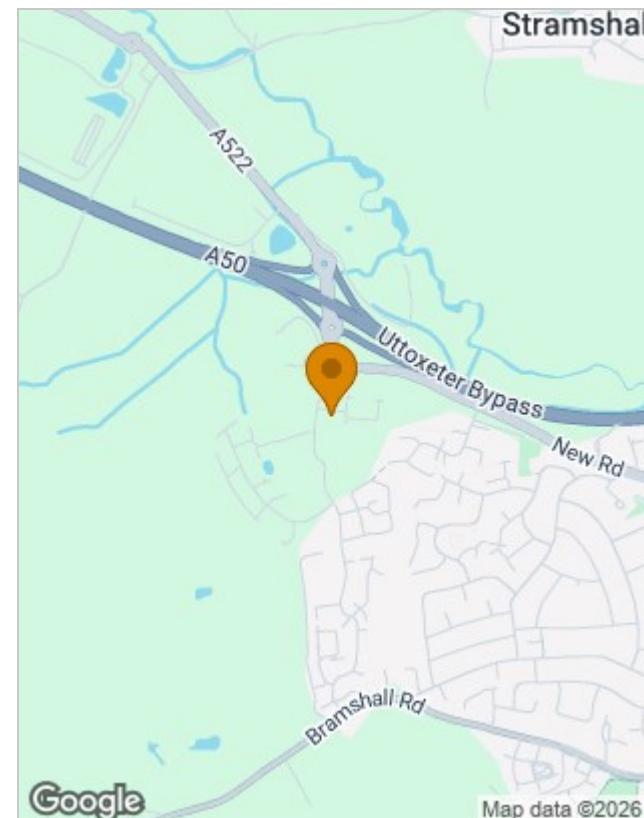




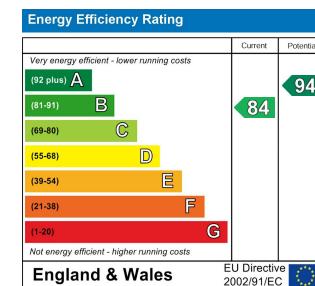
Floor Plans



Location Map



Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.