





**FOUR BEDROOM DETACHED FAMILY HOME |  
GARAGE | EN-SUITE | OPEN PLAN KITCHEN/DINER**

An impressive four bedroom detached residence, ideally suited to the modern family buyer, offering spacious and versatile accommodation throughout. Benefitting from uPVC double glazing and gas central heating, this well-presented home combines comfort with practicality.

Internally, the property briefly comprises a welcoming entrance hallway, cloakroom/WC, a generously proportioned lounge, separate dining room, and a superb open plan kitchen/diner—perfect for both everyday living and entertaining. To the first floor are four well-sized bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

Externally, the property enjoys a pleasant frontage with off-road parking leading to the garage, while to the rear is a spacious and enclosed garden—ideal for families and outdoor enjoyment.

Situated in the sought-after village of Bramshall, the property is conveniently located just a short distance from Uttoxeter town centre and offers excellent access to the A50, providing links to major road networks.

Early viewing is highly recommended and strictly by appointment only.



## Hallway

Entered via a uPVC double glazed front door with a glazed side panel, the hallway offers a bright and welcoming space with a central heating radiator, staircase rising to the first floor landing, smoke alarm, and telephone point. Oak doors lead to the principal ground floor rooms with decorative complementary tiled flooring throughout.

## W.C.

Featuring a refitted suite comprising of a low-level WC and pedestal wash hand basin with tiled splashback, a UPVC double glazed window to the front elevation and complemented by a central heating radiator.

## Kitchen/Diner

The impressive open-plan kitchen and dining area forms the true heart of the home, offering a stylish and sociable space ideal for modern living. The dining area is enhanced by complementary tiled flooring and a UPVC double-glazed bow window to the front elevation, alongside a large double-glazed window to the side, allowing for an abundance of natural light. A useful under-stairs storage cupboard adds practicality.

An oak door leads seamlessly into the well-appointed kitchen, which enjoys a pleasant outlook via a double-glazed window to the rear. The kitchen is fitted with a comprehensive range of base and eye-level units, complemented by woodblock-effect work surfaces. Integrated appliances include a 1½ composite sink with mixer tap, fridge, freezer, and dishwasher. A breakfast bar provides additional seating and workspace, while further benefits include a central heating radiator, spotlighting to the ceiling, LED downlighting, and a UPVC double-glazed frosted side access door. The space flows openly through to:







### Lounge

A generously sized reception room with sliding uPVC double glazed doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The focal point of the room is a the bespoke electric fireplace with feature wall backing. Additional features include two central heating radiators, TV aerial and telephone points and wall lighting.

### Landing

Providing access to all first floor rooms through oak doors, smoke alarm, the landing also features a large loft hatch with pull-down ladder access.

### Attic

Accessed via the landing, the attic offers a substantial space with excellent potential for conversion, subject to the necessary planning permissions and building regulations, making it ideal for additional bedrooms or living accommodation. It also houses the central heating boiler.

### Bedroom One

A spacious double bedroom with a uPVC double glazed window to the front elevation, central heating radiator, and useful over-stairs storage cupboard. The room benefits from two built-in double wardrobes with sliding doors, providing ample storage, and access to the en-suite.



### En-suite

Fitted with a beautiful three-piece suite comprising a low-level WC, pedestal wash hand basin, and corner shower cubicle with shower and waterfall showerhead. A frosted uPVC double glazed window to the front elevation provides natural light, complemented by tiled walls and a heated towel radiator.

### Bedroom Two

A well-proportioned bedroom with a uPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

Another well proportioned bedroom with a uPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

A comfortable bedroom with a uPVC double glazed window to the front elevation and central heating radiator.



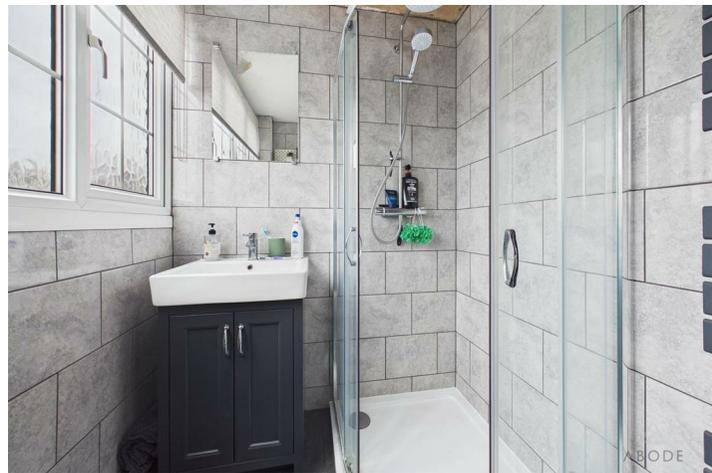
### Bathroom

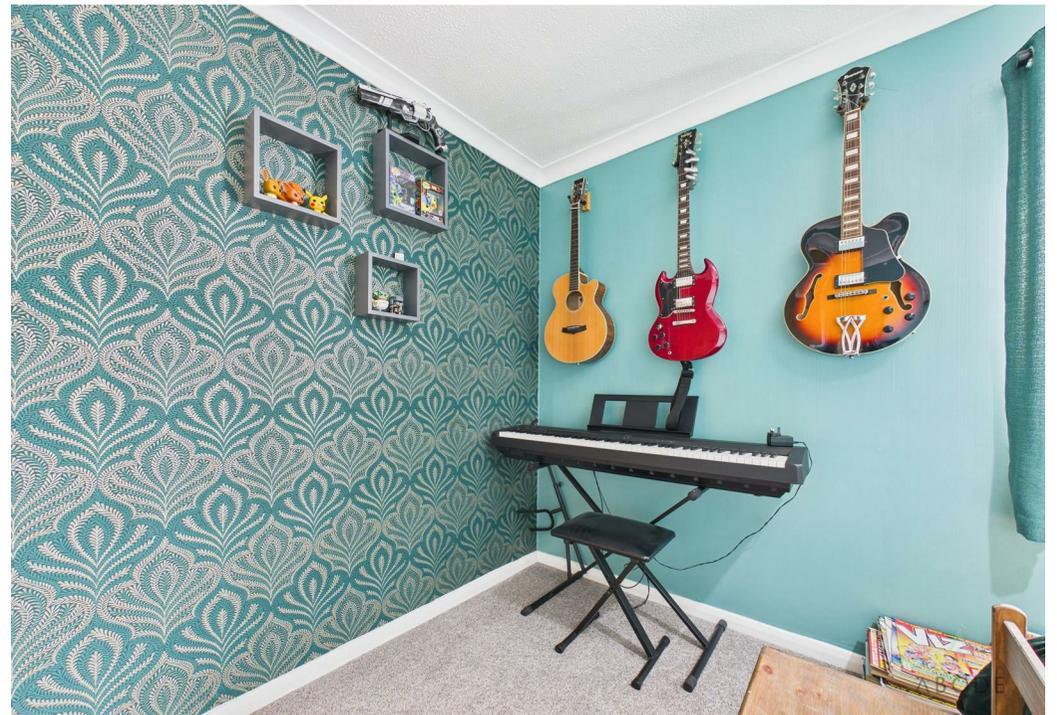
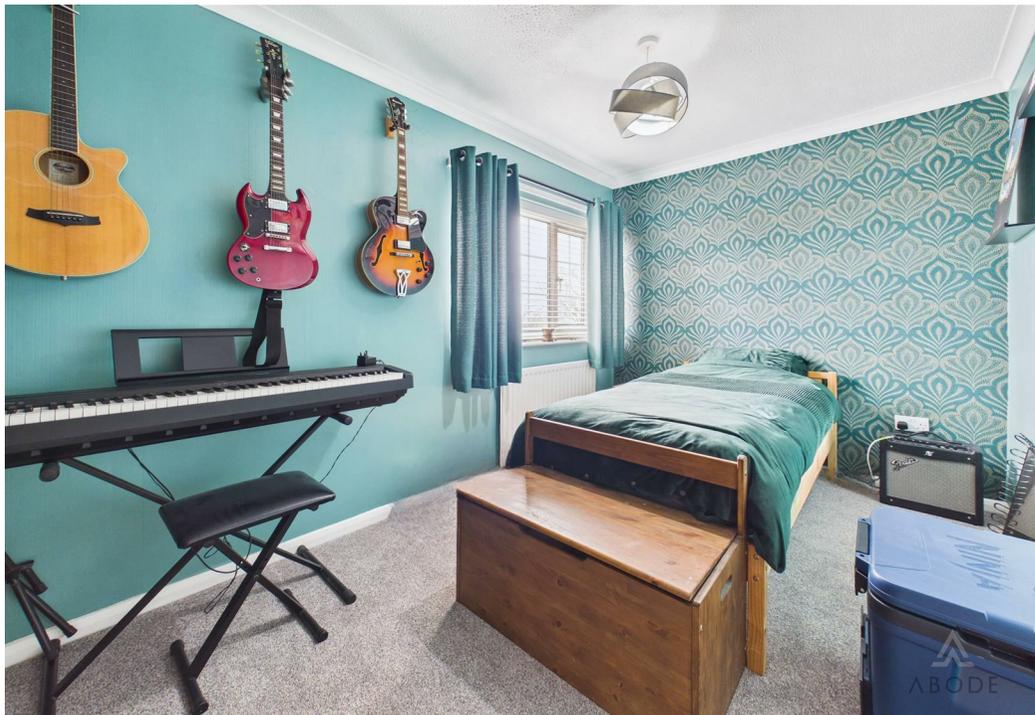
The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and a bath unit with mixer tap and waterfall showerhead. Additional features include a frosted uPVC double glazed window to the side elevation, central heating radiator and a storage cupboard.

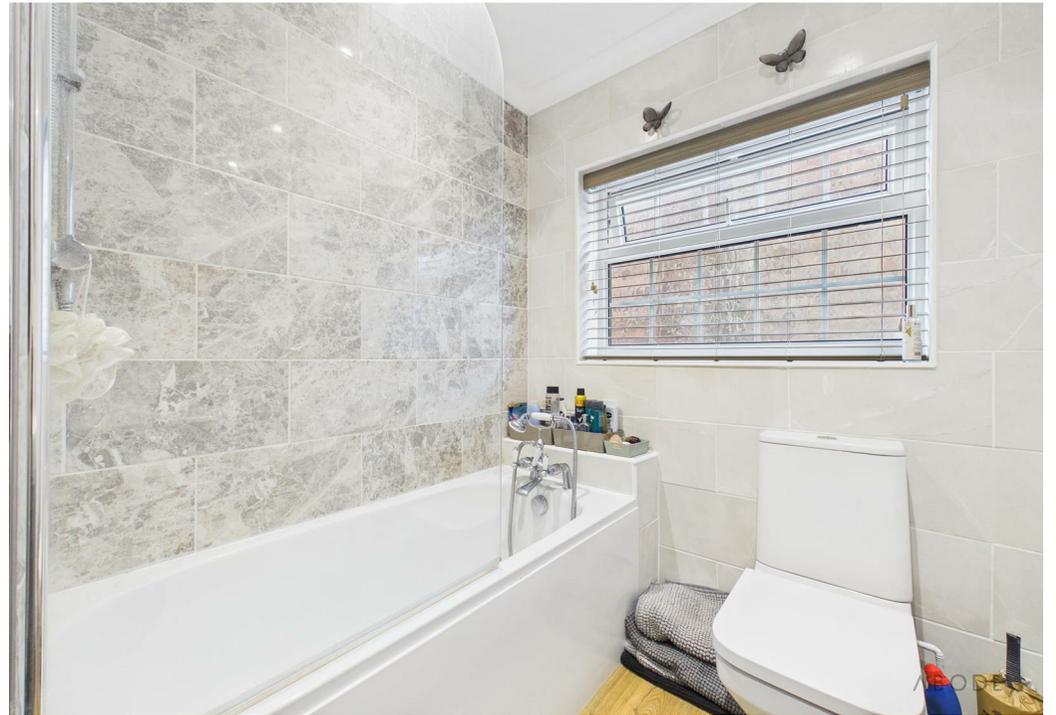
### Outside

To the front of the property is a spacious newly laid tarmac driveway providing ample off-road parking. A paved pathway leads to the entrance and gated side access.

The rear garden is predominantly laid to lawn and enclosed by timber fencing, offering a good degree of privacy. A gravelled patio area provides an ideal space for outdoor dining and entertaining. A solid base provides a foundation for the garden shed and a further patio (currently utilised as a kennel haven for the family dog!).







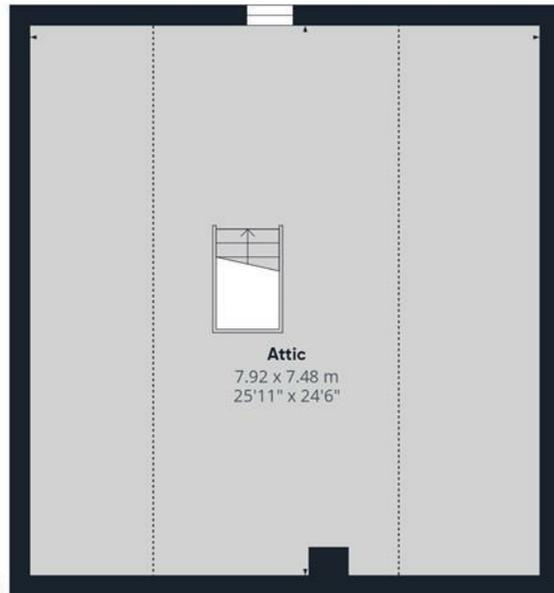




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>m</sup>**

190.4 m<sup>2</sup>  
2051 ft<sup>2</sup>

**Reduced headroom**

30.4 m<sup>2</sup>  
327 ft<sup>2</sup>

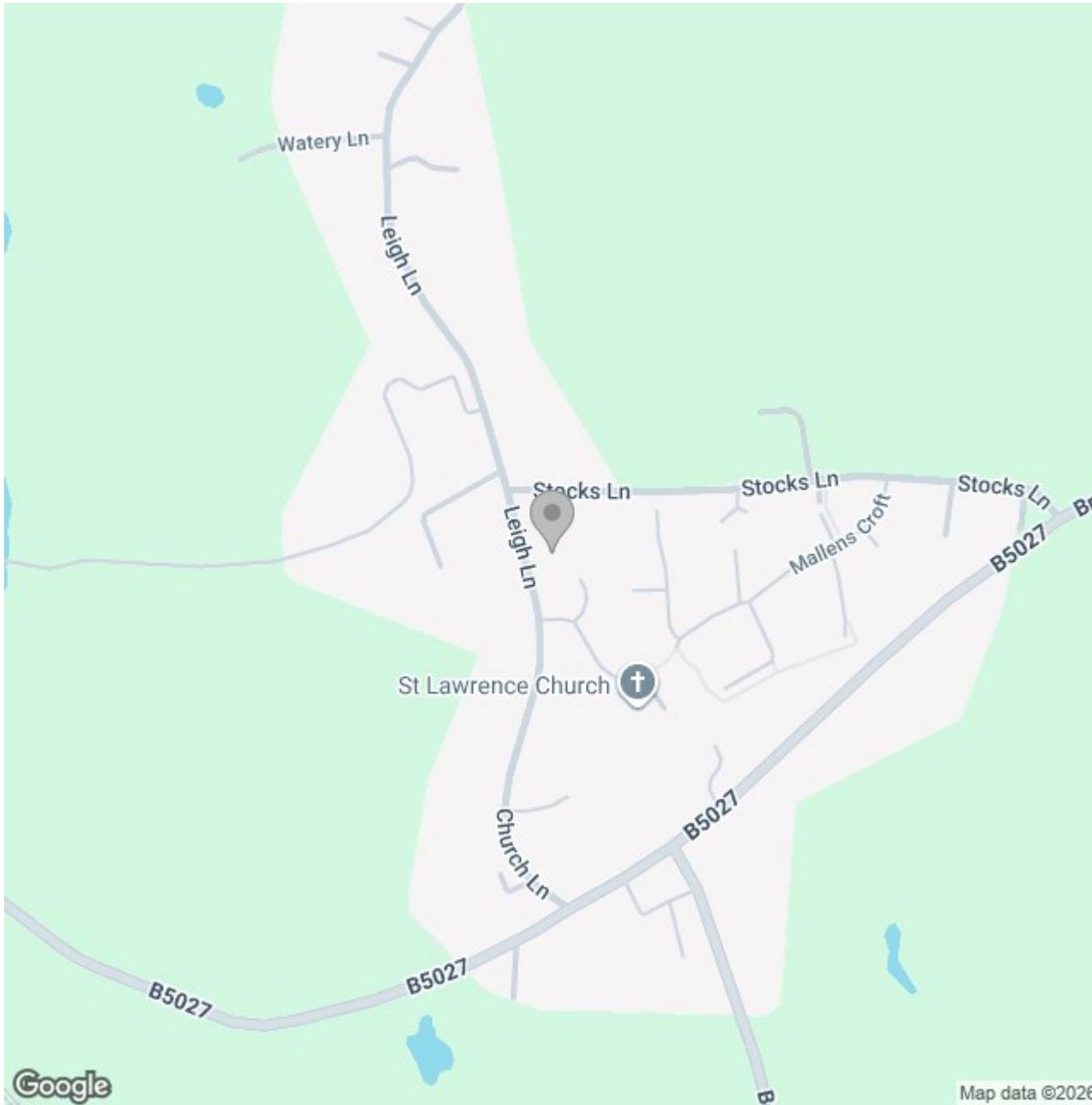
(1) Excluding balconies and terraces

**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.

**GIRAFFE360**



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                             |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                       |
| (92 plus) <b>A</b>                          |                            |                                                                                       |
| (81-91) <b>B</b>                            |                            |                                                                                       |
| (69-80) <b>C</b>                            |                            | <b>69</b>                                                                             |
| (55-68) <b>D</b>                            | <b>50</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<br>2002/91/EC |  |