

Ivinson Way, Bramshall, Staffordshire, ST14 5EQ  
**Offers Over £300,000**





ABODE



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**\*\* THREE BEDROOM DETACHED PROPERTY \*\* GARAGE  
\*\* MANY BESPOKE FIXTURES AND FITTINGS INCLUDED  
IN THE SALE \*\* HIGH SPECIFICATION HOME READY-  
MADE TO MOVE INTO \*\***

Discover your dream home in this ready to move into charming three-bedroom detached residence, expertly crafted by St. Modwen Homes. Experience spacious and well-designed living spaces nestled on the outskirts of the picturesque village of Bramshall. Enjoy convenient access to the A50 highway, connecting to the M1 and M6, as well as Uttoxeter train station—perfect for commuting to Derby, Stoke, and Stafford.

Step inside to find a welcoming hallway that leads to an open-concept lounge and dining area, a modern kitchen, and a discreet cloakroom/WC. The home boasts three generously-sized bedrooms, with the master suite featuring a private en-suite bathroom and an elegant walk-through dressing room. A separate family bathroom and a handy utility cupboard above the stairs complete the interior space.

Outside, immerse yourself in beautifully landscaped gardens to the property's front and rear. A double-width driveway and attached garage provide ample off-street parking. As an added bonus, a charming timber-built pergola adorns the outdoor living area, creating an enchanting ambience for warm summer evenings.

Included with the sale are a range of bespoke extras fully detailed further in the listing description.



## Hallway

Step into an elegant hallway featuring a stylish staircase with thoughtful under-stair storage that leads to the first-floor landing. Acting as a the smart home control focal point, the hallway houses the Nest thermostat and Ring alarm pad. The hallway also includes a central heating radiator, doorbell chime, consumer unit, smoke and CO2 alarm as well as spotlights to the ceiling, doors lead to:

## Kitchen

The modern kitchen boasts integrated appliances throughout, matched with base and eye-level storage cupboards finished with sleek drop-edge work surfaces. Conveniently placed below a UPVC double-glazed window offering views of the landscaped front garden, is a 1.5 stainless steel sink with mixer tap. The extensive list of integrated appliances includes an oven, grill, fridge, freezer, dishwasher, washer/dryer and discreetly housed combination gas boiler. Other features include a wall mounted Sonos speaker, five-ring stainless steel gas hob, matching extractor hood, central heating radiator, spotighting, additional undercounter led lights and electrical points with convenient USB sockets.

## Lounge/Diner

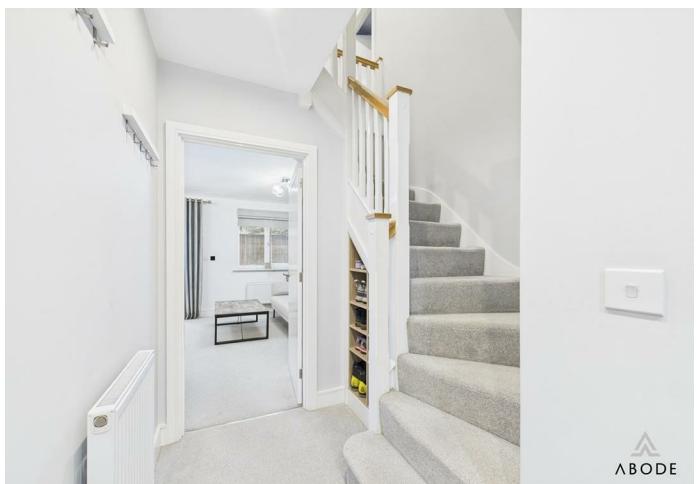
This spacious and welcoming lounge/dining area showcases a UPVC double-glazed window and French doors leading to the eye catching rear garden. Stay cosy with two central heating radiators and enjoy added convenience with an additional under-stair storage cupboard and media wall plate point including telephone, Sky Q and data connections.



## Cloaks/WC

A tastefully designed cloakroom/WC includes a UPVC double-glazed frosted glass window, low-level WC with a continental flush, pedestal wash hand basin, mixer tap, tiled splashback, central heating radiator, and an extractor fan.







## Landing

The landing features a central heating radiator, spot lighting, and access to a part boarded loft space with lighting that is accessed via integrated ladders. A useful over-stair utility cupboard provides room for freestanding white goods and shelving as well as a comms cabinet for the practical storage of internet routers.

## Bedroom One

Unwind in the master bedroom, complete with a central heating radiator, UPVC double-glazed French doors opening to a charming Juliet balcony, and built-in LED lighting in the ceiling cornices. The room also offers two USB sockets, telephone, Sky Q, data points as well as leading to a spacious dressing area.

## Dressing Room

Organise your clothing with built-in double wardrobes featuring mirrored fronts, eye-level shelving, and hanging rails. The dressing room also includes dual temperature spotlights to help you showcase your clothes at their best.

## En-suite

Indulge in the luxury of a spacious en-suite, featuring a three-piece suite with a low-level WC, continental flush, pedestal wash hand basin, mixer tap, double shower cubicle with sliding glass screen, and complementary tiled walls. Additional features include a wall mounted Sonos speaker, UPVC double-glazed Velux window, heated towel radiator, shaving point, and extractor fan.

## Bedroom Two

With a UPVC double glazed window to the front elevation, central heating radiator, built-in wardrobes, comprising of eye level shelving and hanging rails, tv aerial port and data point.

## Bedroom Three

The comfortable third bedroom includes a UPVC double-glazed window, central heating radiator, TV aerial and data point to meet your connectivity needs.

## Family Bathroom

Unwind in a modern family bathroom, complete with a UPVC double-glazed frosted glass window and a three-piece suite consisting of a low-level WC with continental flush, pedestal wash basin with mixer tap, and a panelled bath unit with a shower overhead and glass screen. Complementary full height tiling, wall mounted Sonos speaker, heated towel radiator, shaving point, spot lighting, and an extractor fan enhance this relaxing space.



## Garage

The spacious garage offers an up-and-over door, multiple electrical socket points, TV aerial connection and vast wall mounted shelving for secure and convenient storage.

## Extras

Outdoor cinema, including Projector and pull down screen.

Wi-Fi integrated automatic sprinkler system

External cameras installed to, front, side and rear elevations.

Smart Doorbell

Google Nest Protect smoke and carbon monoxide detector and Nest thermostat

Smart meters for both gas and electric

SONOS sound system

Samsung Soundbar

Commercial grade WiFi access points

## Outside

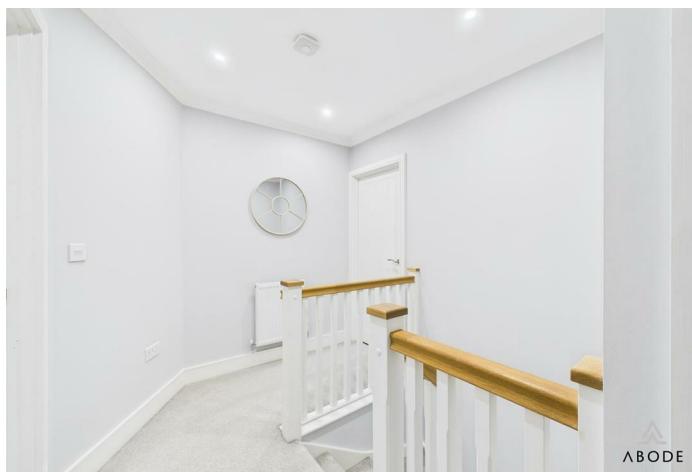
Set back from the road, this property offers ample off-street parking with a double-width driveway and convenient garage access. The welcoming front garden features a low privet hedge, raised flowerbeds with automatic irrigation, and a feature ornamental tree.

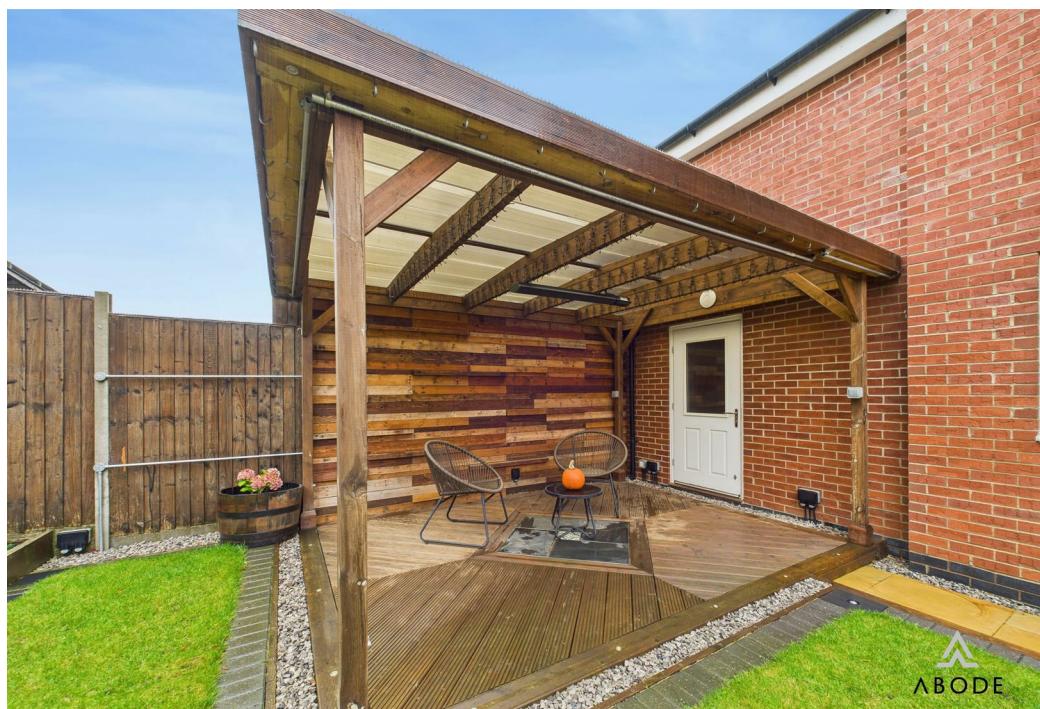
Gated access leads to the fully enclosed, private rear garden, thoughtfully landscaped for both visual appeal and low maintenance. A spacious paved patio contrasts against a slightly raised lawn with sleeper and block paved borders to create a serene outdoor space, complete with raised beds and specimen trees that form an attractive privacy screen.

Experience outdoor luxury with a stunning purpose-built gazebo, featuring a raised deck, polycarbonate roof, rustic multi-tonal wooden rear wall, and a ceiling-mounted Wi-Fi-enabled heater. Numerous outdoor power points provide added convenience, while removable fabric sides transform the gazebo into a 120" outdoor cinema, complete with a projector safely mounted inside the garage (included in the sale).

Outdoor lighting throughout the garden, including spotlights, string lights, and fairy lights, creates an enchanting ambiance for evenings spent outside, all easily controlled for your convenience. The pergola offers a heater providing year round comfort.

This charming property, with its blend of indoor comfort and outdoor enjoyment, offers an exceptional living experience in a beautiful, private setting.







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

100.6 m<sup>2</sup>

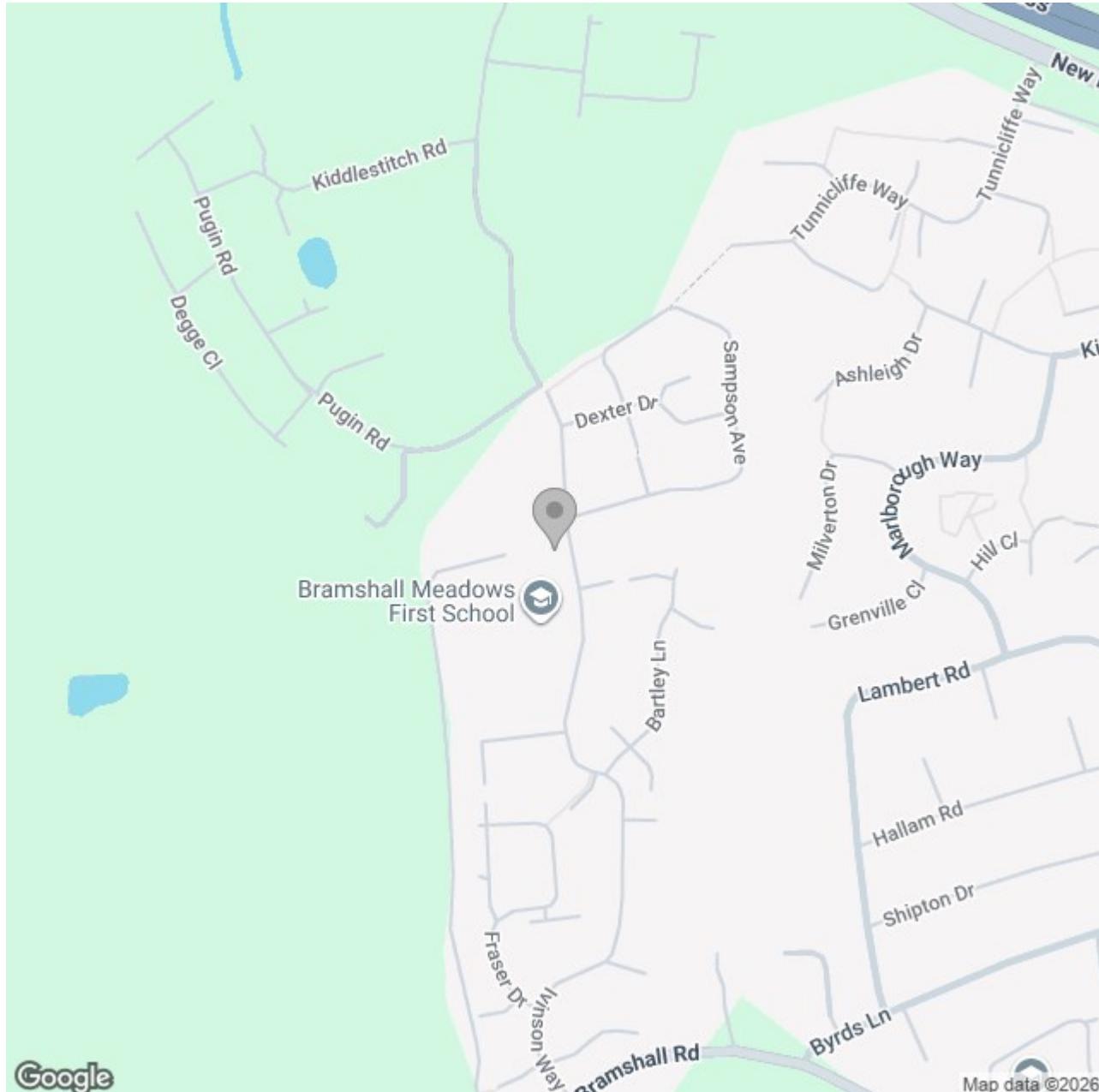
1083 ft<sup>2</sup>



(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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		82
(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	