







**\*\* GENEROUS THREE-BEDROOM SEMI-DETACHED DWELLING WITH EN-SUITE AND LOVELY LANDSCAPED GARDENS \*\***

Nestled in the tranquil setting of Bramshall Meadows, this welcoming three-bedroom semi-detached home offers convenient access to the A50, linking to the M1 and M6, as well as Uttoxeter train station. Bramshall Meadows facilitates easy travel to Derby, Stoke, and Stafford.

The residence showcases a well-planned layout, comprising a hallway, a cozy lounge boasting a delightful views over greenery, an open-concept kitchen/diner, a convenient cloaks/WC, a landing, three bedrooms, including a master bedroom with en-suite amenities, and a separate family bathroom. Outside, the expansive rear gardens create a charming setting, while a tandem double-length driveway ensures ample space for off-road parking.

Viewings are available by appointment only and can be scheduled through Abode Estate Agents.



**ABODE**  
SALES & LETTINGS



## Hall

With a composite front entry door leading into, central heating radiator, electrical distribution board, internal doors lead to:

## Cloaks/WC

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

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial points and telephone points, staircase rising to the first floor landing, smoke alarm, nest thermostat, internal door leading to:

## Kitchen/Diner

With a UPVC double glazed window to the rear elevation, UPVC double glazed French door leading to the rear garden, the kitchen features are range of matching base and eyelevel storage cupboards and drawers with drop edge preparation work surfaces and tiling surrounding. Integrated appliances include 1 1/2 stainless still sink and drainer with mixer tap, four ring stainless steel gas hob, oven/grill, in housing is the central heating combination gas boiler, plumbing space for under counter white goods, central heating radiator and a useful under stairs storage pantry cupboard.

## Landing

With smoke alarm, access to loft space by loft hatch, useful over stairs storage cupboard, central heating radiator and internal doors leading to:



## Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in double wardrobes with mirror fronts comprising of hanging rails and shelving, internal door leading to:











### En-suite

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower suite comprising of low level WC, pedestal wash hand basin with mixer tap and tile splashback, double shower cubicle with electric shower over and tiling to wall coverings, heated towel radiator, extractor fan and shaving point.

### Bedroom Two

With a UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.



### Bathroom

With a UPVC double glazed with frosted window to the side elevation, featuring a three piece bathroom suite comprising of low level WC, pedestal wash handbasin with mixer tap and tiled splashback, panelled bath unit with glass green and tiling to wall coverings, heated radiator, shaving point and extractor fan.

### Outside

The frontage has a garden plot with established borders, overlooking greenery to the front outlook. A tarmac driveway provides a large amount of off road parking and gated entry leading to:

An extended entertaining paved patio area with additional drainage installed. The garden is mainly laid to lawn with soil and wood chipping base to the rear with a variety of trees. To the boundary are timber fence panels. Security lighting, outside tap and external power sockets complete the rear.



The garden benefits from a westerly facing aspect allowing for ample afternoon and evening sun.















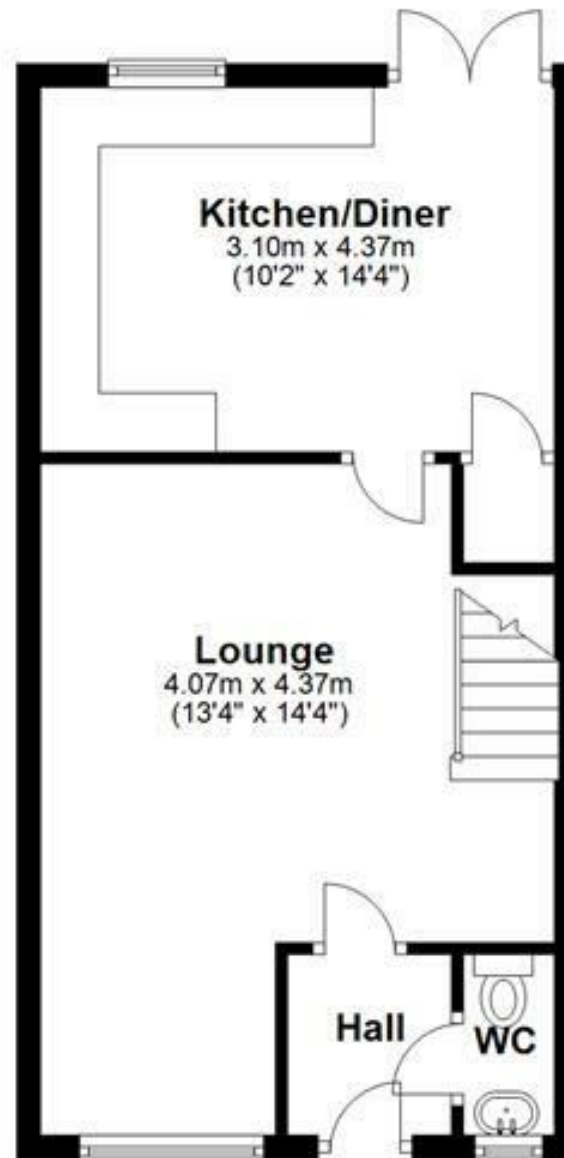








## Ground Floor



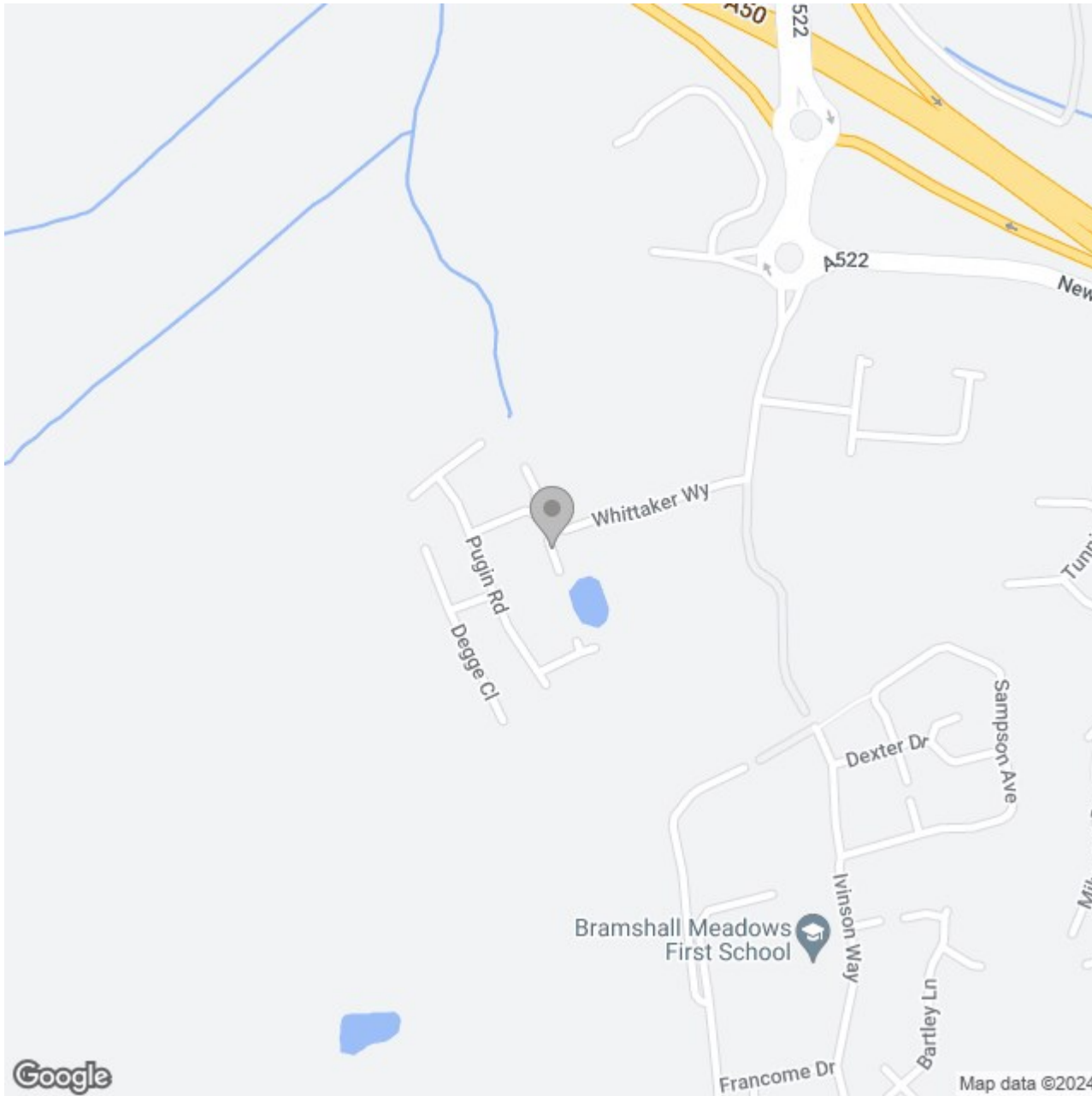
Please use as a guide to layout only. They are not intended to be to scale. Property of  
Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



## First Floor







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 