





This beautifully presented four-bedroom family home in the sought-after village of Bramshall offers spacious and versatile accommodation finished to a high standard. A welcoming porch and hallway lead to a bright lounge with bay window and feature fireplace, which flows through to a conservatory overlooking the rear garden. The extended kitchen diner is a true highlight, fitted with high-quality units, granite work surfaces and integrated appliances, with space for family dining or a second sitting area. Further ground floor features include a useful cloakroom/WC, practical utility room and internal access to the double garage.

Upstairs, the principal suite impresses with fitted wardrobes, a separate dressing area and a modern en suite shower room. Three further bedrooms are all well proportioned, two with fitted storage, and are served by a stylish family bathroom with bath and overhead shower. The landing also benefits from loft access and an airing cupboard.

The rear garden enjoys a high degree of privacy, with French doors from both the conservatory and dining area opening onto the outdoor space, ideal for entertaining or relaxing. Bramshall itself offers local amenities including a public house, butchers, village hall and church, while nearby Uttoxeter provides supermarkets, independent shops, restaurants, schools, leisure facilities and excellent transport links.

Viewing by appointment only.



## Entrance

Welcoming porch with tiled flooring, double glazed windows to the front elevation, and UPVC double glazed front door.

## Hallway

Spacious hallway with central heating radiator, telephone point, thermostat, and useful under-stairs storage. Features a balustrade staircase rising to the first-floor landing, with internal doors leading to the main reception rooms.

## Lounge

A bright and inviting lounge with a UPVC double glazed bay window to the front elevation. Includes two central heating radiators, a focal point gas fireplace with Adam-style surround, TV aerial point, and French doors with adjoining windows opening into the conservatory.

## Conservatory

Light-filled conservatory with UPVC double glazed windows to the side and rear elevations, panelled flooring, Perspex roof, and double doors leading directly into the rear garden.

## Cloakroom/WC

Fitted with a low-level WC and wash hand basin with mixer tap. Includes a chrome heated towel radiator and UPVC double glazed frosted window to the rear.



## Kitchen/Diner

A well-appointed fitted kitchen with a wide range of matching wall and base units, wood block worktops with granite inset surfaces, and integrated appliances. Features a one-and-a-half sink with carved drainer and mixer tap, dishwasher, Range Master five-ring gas hob with oven, grill, and extractor hood. Additional highlights include a breakfast bar, underfloor heating spotlighting, TV aerial point, and dual aspect double glazed windows.







### Extended Dining/Family Area

An excellent versatile space, ideal for dining or family use. Benefits from a side-facing UPVC double glazed window, timber Velux rooflight, and French doors with adjoining glazed panels opening to the rear garden.

### Utility Room

Fitted with base units, granite-effect work surfaces, stainless steel sink with mixer tap, and space/plumbing for appliances. Includes central heating radiator, extractor fan, utilities cupboard, and external side door access.



### Garage

Featuring an up-and-over door to the front, Worcester Bosch central heating boiler, eye-level storage cupboards, electrical consumer unit, and frosted UPVC double glazed window to the side.

### Landing

The landing benefits from a smoke alarm, loft access via a hatch with pull-down ladder, and an airing cupboard housing the pressurised hot water immersion system. Internal doors lead to:

### Bedroom One

A spacious principal bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator. The suite includes an extensive range of fitted wardrobes with hanging rails and shelving. A generous walk-through storage/dressing area, with a rear-facing UPVC double-glazed window, provides an ideal dressing room space before entering the main bedroom.



### En-suite

A modern three-piece shower suite comprising a low-level WC, floating wash basin with mixer tap, and double shower cubicle with sliding glass screen. Finished with contemporary tiling to the walls and floor, chrome heated towel radiator, ceiling spotlights, and extractor fan.

### Bedroom Two

With a UPVC double-glazed front-facing window, central heating radiator, TV aerial point, and large built-in double wardrobe with shelving.

### Bedroom Three

A bright and comfortable room with front-facing UPVC double-glazed window and central heating radiator.

### Bedroom Four

Rear-facing with a UPVC double-glazed window, central heating radiator, and built-in airing cupboard with shelving at eye and base level.

### Bathroom

A stylish family bathroom fitted with a three-piece suite comprising low-level WC, underfloor heating, floating wash basin with mixer tap, and bath unit with mixer tap, glass screen, and electric shower over. Complemented by modern wall and floor tiling, chrome heated towel radiator, ceiling spotlights, and extractor fan.





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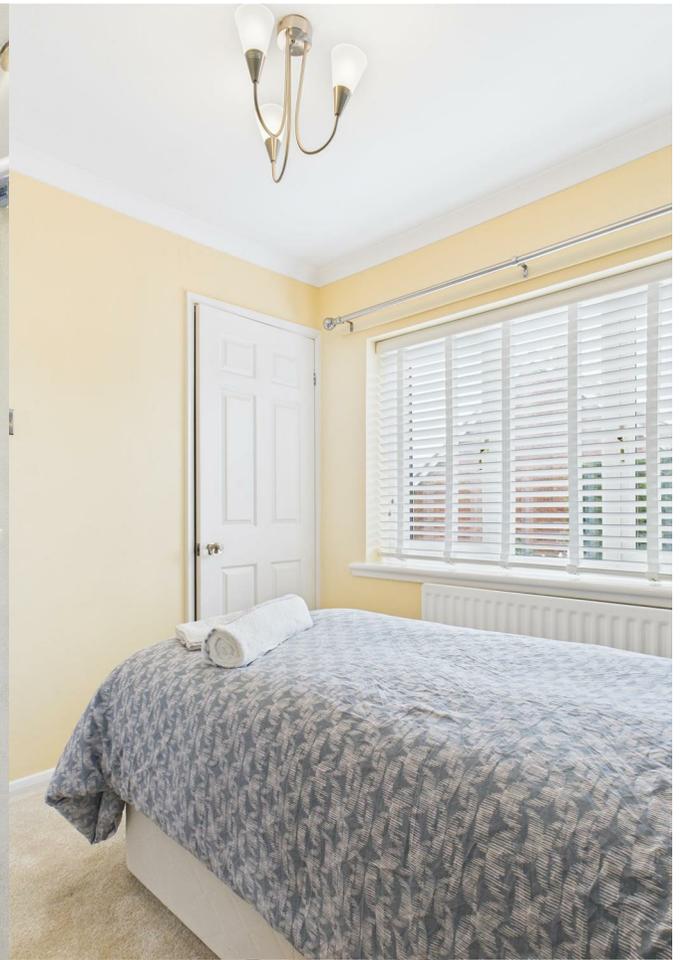


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Floor 0

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

191.7 m<sup>2</sup>  
2063 ft<sup>2</sup>

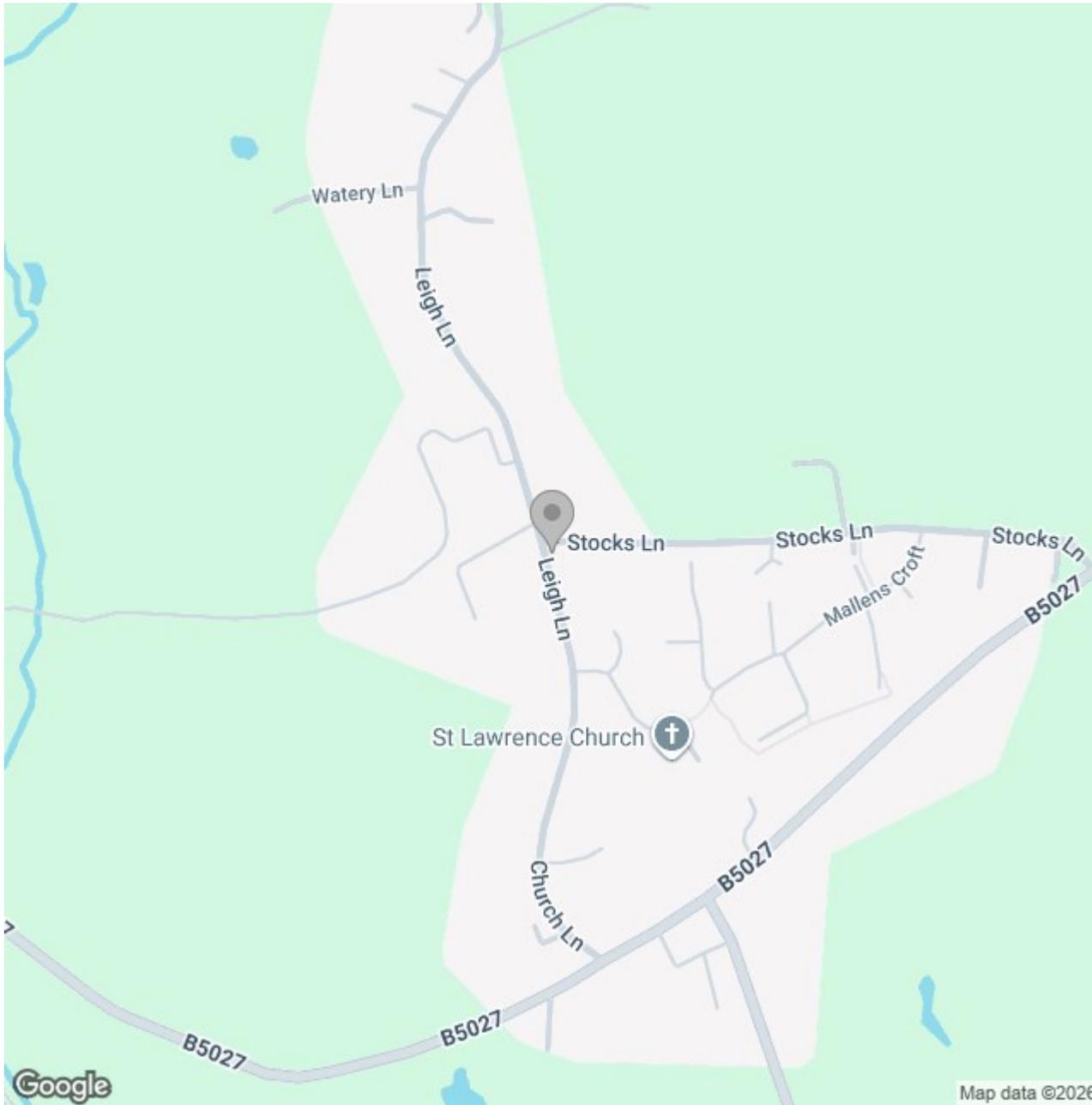


Floor 1

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	79
(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	