





Built by Bellway Homes in 2018, this attractive and individually designed three-bedroom detached home enjoys a pleasant position set back from the road within the sought-after Bramshall Green development. Immaculately presented throughout, the property offers stylish and well-planned accommodation ideally suited to first-time buyers, growing families, downsizers, or investors.

The accommodation begins with a welcoming entrance hall and guest cloakroom/WC, leading through to a spacious lounge and an impressive full-width dining kitchen. Fitted with a range of contemporary units, integrated appliances and ample workspace, the kitchen provides an excellent hub for everyday living and entertaining, with French doors opening directly onto the rear garden.

On the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property enjoys enclosed gardens to the rear and side, featuring a paved patio, lawn and attractive raised planting beds, creating a private and versatile outdoor space.

To the front, a landscaped fore garden complements the double-width driveway and attached garage, which benefits from power and lighting.

Conveniently located within walking distance of the local primary school and with easy access to Uttoxeter town centre and its excellent range of amenities, this superb home combines modern comfort, practicality and an enviable residential setting. The property is offered freehold and benefits from an EPC Rating B and Council Tax Band D.



## Hallway

Entered via a composite front door, the welcoming hallway features complementary tiled flooring, a central heating radiator, thermostat controls, and the electrical consumer unit. Internal doors provide access to the ground floor accommodation.

## Cloakroom/W.C.

Fitted with a low-level WC with concealed cistern, pedestal wash hand basin with mixer tap, central heating radiator, and tiled flooring throughout.

## Lounge

A bright and spacious reception room enjoying a UPVC double glazed window to the front elevation. Features include attractive flooring, two central heating radiators, staircase rising to the first-floor landing, and a useful understairs storage cupboard housing the fibre broadband connection point. Internal access leads through to the kitchen/dining room.

## Kitchen/Diner

A well-appointed kitchen and dining space with UPVC double glazed French doors and adjoining windows overlooking and providing access to the rear garden. The kitchen is fitted with a range of matching wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a four-ring stainless steel gas hob with extractor canopy over, oven and grill, fridge, and freezer. Additional features include LED downlighting, plumbing and space for freestanding under-counter appliances, and a central heating radiator.



## Landing

With loft access hatch, smoke alarm, and doors leading to all first-floor rooms.

## Bedroom One

A generously sized double bedroom with a UPVC double glazed window overlooking the rear garden, central heating radiator, and useful built-in storage cupboards. A door provides access to the en-suite shower room.







### En-suite Shower Room

Comprising a low-level WC with concealed cistern, pedestal wash hand basin with mixer tap, and a shower enclosure with sliding glass doors and electric shower. Finished with complementary wall and floor tiling, central heating radiator, recessed ceiling spotlights, and extractor fan.

### Bedroom Two

A well-proportioned bedroom featuring 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.

### Family Bathroom

Fitted with a modern three-piece suite comprising a low-level WC with concealed cistern, pedestal wash hand basin with mixer tap, and panelled bath with mixer tap. Complementary wall and floor tiling, central heating radiator, recessed ceiling spotlights, and extractor fan complete the room.



### Garage

A single garage with up-and-over door to the front elevation, benefiting from power and lighting.









Floor 0



Floor 1

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

86.8 m<sup>2</sup>

933 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

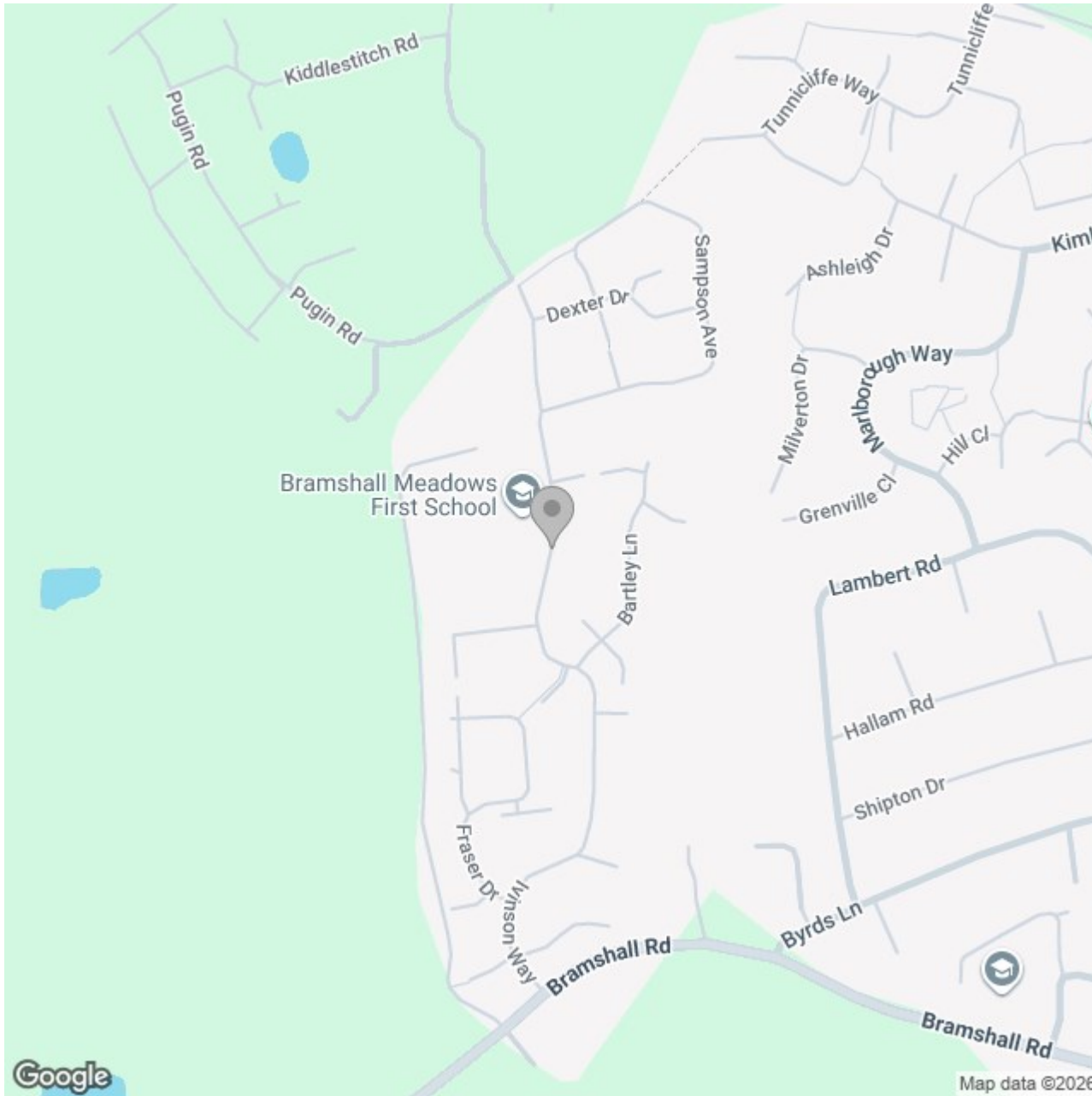
Reduced headroom

----- 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>		<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	