Fradgley Court

Bramshall, Uttoxeter, ST14 5NE

John German




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£519,995

Immaculately maintained modern style residence providing generously proportioned family sized accommodation, occupying a pleasant plot and position at the head of a small private cul-de-sac, enjoying far-reaching views to the front over surrounding countryside.



For Sale with no upwards chain involved and with 'one careful owner from new', viewing of this spacious and extremely well-maintained detached home is highly recommended to appreciate the opportunity to be able to comfortably move straight in and then make the house your own in your own time. The excellently planned layout also provides the potential to either remodel or possibly extend (subject to obtaining the necessary planning permission) to best suit your household's requirements. Occupying a pleasant plot with a westerly facing rear garden at the head of a rarely marketed private drive enjoying magnificent far-reaching views to the front over the surrounding countryside.

Situated on the edge of a highly regarded and sought-after village within walking distance to its range of amenities including The Butchers Arms public house and restaurant, Sargeants butchers and its small shop, the active village hall and play area, and the picturesque St Lawrence Church. Several walks through the surrounding countryside are also on the doorstep. Uttoxeter town is only a short drive or brisk walk away with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation - A light and airy enclosed porch with a tiled floor and a wide side facing window enjoy a view of the surrounding countryside, providing an ideal space to take off your coat and kick off your shoes. A part obscure glazed door opening to the welcoming reception hall which offers an immediate impression of the spacious accommodation, with stairs rising to the first floor and doors to the ground floor accommodation and the fitted downstairs wc with its useful understairs recess.

The well-proportioned lounge offers ample space to arrange your furniture to meet your needs, having a wide walk-in bay window to the front allowing the natural light to flow in and the enjoyment of that fabulous view, and a focal inglenook fireplace and an open basket fire set a quarry tiled hearth and a timber mantel. Double doors open to the separate dining room which has wide double glazed sliding patio doors opening to the patio and westerly facing rear garden.

The spacious kitchen with its breakfast area has an extensive range of base and eye level units with fitted worksurfaces and an inset sink unit set below the window overlooking the garden, a fitted gas hob with a stainless-steel extractor hood over and a built-in electric oven, plus integrated appliances including a dishwasher and fridge/freezer. The breakfast area has wide uPVC double glazed French doors opening to the rear garden, and a door to the utility room which has fitted units and a worktop with an inset sink unit, space for white goods and a door to the side.

Upstairs the lovely part galleried landing has a side facing window providing natural light, access to the loft and a built-in double wardrobe/cupboard. Doors lead to the four good sized bedrooms, all of which can accommodate a double bed, with the two rooms to the front enjoying the breathtaking views. The exceptionally spacious master is one of these two rooms, having a bank of built-in wardrobes plus a range of fitted furniture, and a door to the refitted shower room which has a contemporary white suite with complementary tiling, incorporating a double cubicle with an electric shower over.

Completing the accommodation is the fitted family bathroom which has a white suite and complementary tiling, incorporating a panelled bath with a mixer shower and glazed screen above.

Outside - To the rear the enclosed westerly facing garden has a paved patio providing a lovely seating and entertaining area leading to the lawn which has well stocked borders containing a variety of shrubs and plants, with gated access to the front.

To the front is a garden laid to lawn with shrub borders, enjoying the fabulous open view over the surrounding countryside. A right of access leads to the block paved driveway providing off road parking for several vehicles, leading to the double garage which has two up and over doors, power and light, and a personnel door to the side.

W3W: camera.preheated.intensely
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive and double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: ADSL copper wire - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23102026

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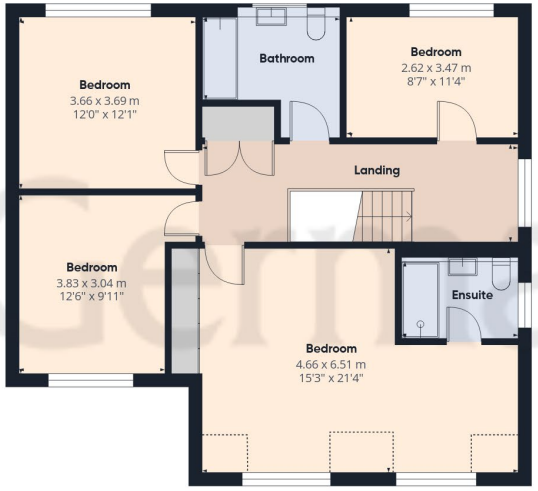

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Ground Floor





Floor 1

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Approximate total area(1)

186.9 m²

2011 ft²

Reduced headroom

2.3 m²

25 ft²

(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.

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Agents' Notes

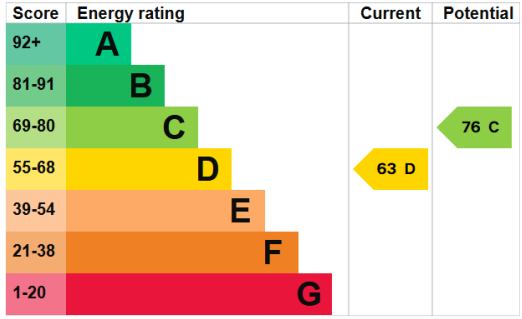
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