

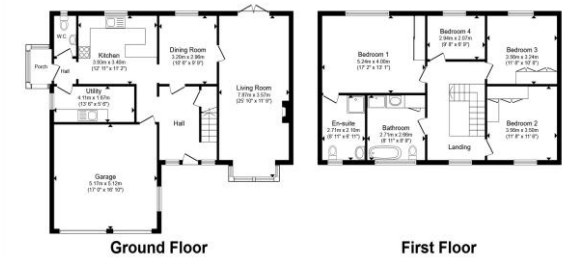


Greendownes, Church Lane, Bramshall, Uttoxeter. ST14 5BQ

welcome to

Greendownes, Church Lane, Bramshall, Uttoxeter

A rare opportunity to acquire an individually built and designed four-bedroom detached home for the current owner circa 1988 and offered to the market for the first time. Occupying a generous sized plot within the highly desirable village of Bramshall, Greendownes offers spacious family accommodation



Total floor area 162.1 m² (1,960 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.properplan.co

Access to the property is gained via a driveway providing off road parking for several vehicles, leading to the garage and also to:

Entrance Door

Leading into:

Reception Hall:

Having central heating radiator; stairs to the first floor accommodation; tiled flooring; feature round window; door leading into double garage; doors off to:

Lounge:

25' 10" into bay x 11' 9" (7.87m into bay x 3.58m)
Ready for new flooring. Having walk in double glazed bay window to the front elevation; feature cast iron fireplace with wood surround; two central heating radiators; French doors leading out to the garden; door into:

Dining Room:

10' 6" x 9' 9" (3.20m x 2.97m)
Having double glazed window to the rear elevation; tiled flooring; central heating radiator; door to hallway; opening into:

Breakfast Kitchen:

12' 11" max x 11' 2" max (3.94m max x 3.40m max)

Lobby:

With tiled flooring; door leading to the side elevation; entrance door leading into open porch; doors off to:

Utility Room:

13' 6" x 5' 6" max (4.11m x 1.68m max)
Having one and a half bowl sink and drainer set in a base unit with complementary work surface over; wall units; plumbing for washing machine; further appliance space; double glazed window to the side elevation; space for an American style fridge freezer; tiled flooring.

Guest Cloakroom:

With low level wc; wash hand basin set in a vanity unit with tiled splashback; central heating radiator; double glazed window to the rear elevation.

Stairs From Reception Hall:

Leading to:

First Floor Landing:

With double glazed window; central heating radiator; doors off to:

Main Bedroom:

17' 2" max to back of wardrobes x 13' 1" (5.23m max to back of wardrobes x 3.99m)
With built in wardrobes; double glazed window to the rear elevation; central heating radiator; door leading into:

En Suite Wet Room:

Having rain style shower; wash hand basin; low level wc; heated towel rail; full complementary wall and floor tiling; spot lights; double glazed window to the front elevation.

Bedroom Two:

11' 8" max to back of wardrobe x 11' 6" (3.56m max to back of wardrobe x 3.51m)
With double glazed window to the front elevation; built in wardrobes; central heating radiator.

Bedroom Three:

11' 8" x 18' 8" max to back of wardrobe (3.56m x 5.69m max to back of wardrobe)
With double glazed window to the rear elevation; central heating radiator; built in wardrobes.

Bedroom Four:

9' 8" x 6' 9" (2.95m x 2.06m)
With double glazed window to the rear elevation; central heating radiator.

Family Bathroom:

Having bath; separate shower cubicle; wash hand basin set in a vanity unit; low level wc; heated towel rail; tiled flooring; double glazed window to the front elevation.

Double Garage:

17' x 16' 10" (5.18m x 5.13m)
Having two electric up and over doors; power and lighting; central heating boiler; window to the side elevation.

Gardens:

To the front the extensive driveway provides off road parking for several vehicles. The rear garden has a high degree of privacy being laid mainly to lawn with steps leading down to paved pathway and patio areas and mature shrub plantings.

Please Note:

Photographs may have been taken with a wide angle lens.



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welcome to

Greendownes, Church Lane, Bramshall, Uttoxeter

- Individually Built & Designed Detached Family Home
- Built for the current owners circa 1988
- Sought-after village location of Bramshall
- Double garage with Extensive Driveway
- Generous mature gardens with high degree of privacy

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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