



£240,000

3 Bedroom Semi-Detached House for sale
2 Longhorn Close, Bramshall, Uttoxeter



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SALES AND LETTINGS



Overview

An ideal opportunity for those looking to take their first tentative steps onto the housing ladder, downsizers or investors looking to add to thier portfolio.



Key Features

- Pleasant Outlook
- Off-road Parking for 2 cars
- Close to Excellent Transport Links
- Master Bedroom with Ensuite
- Balance of New Build Warranty







If you are looking for a sleek, modern, and completely turn-key property to step onto the housing ladder, this is the one. At just 4 years old, this beautifully presented 3-bedroom semi-detached home in the desirable town of Uttoxeter offers the perfect blend of contemporary styling, practical living, and a touch of countryside charm.

From the moment you arrive, you'll notice its fantastic kerb appeal, complete with a dedicated driveway providing comfortable parking for 2 cars.

The Guided Tour

A Bright and Welcoming Ground Floor

- **The Lounge:** Step inside to a spacious, light-filled living room featuring a clean, neutral aesthetic, crisp white walls, and plush grey carpeting. It's a wonderful, flexible space to unwind, with an open staircase adding to the room's airy feel.
- **The Kitchen Diner:** The heart of the home is the modern kitchen diner. Outfitted with sleek, minimalist cabinetry, a built-in oven, gas hob, and stainless-steel extractor, it is as functional as it is stylish. There is plenty of space for your white goods and a dining table, making it the ultimate hub for entertaining.
- **Indoor-Outdoor Flow:** Gorgeous French doors open directly from the kitchen out onto the rear garden, perfect for summer barbecues and letting the outside in.



Comfort and Privacy Upstairs

The upper floor hosts three well-proportioned bedrooms, designed with comfort in mind:

- **The Master Suite:** A peaceful sanctuary featuring a large window, mirrored floor-to-ceiling fitted wardrobe, and its own private, contemporary ensuite shower room-complete with a large walk-in shower and a heated towel rail.
- **Additional Bedrooms & Bathroom:** Two further versatile bedrooms share a clean, crisp family bathroom layout, ideal for guests, a growing family, or a dedicated home office.

Outside Space

- **The Front:** One of the standout features of this property is its pleasant, green outlook to the front. Instead of staring at rows of houses, you look out onto an open, lawned area framed by established trees.
- **The Rear Garden:** A fully enclosed, secure rear garden offering a neat lawn, a paved patio area right outside the French doors, and a handy timber garden shed for extra storage.

Why You'll Love Living Here

The Perfect Start-Up: Because the property is only 4 years old, you get all the benefits of a new build-energy efficiency, modern fixtures, and structural peace of mind-without the premium price tag.

Situated in Uttoxeter, you'll enjoy a vibrant local community, excellent transport links, and a fantastic range of local amenities, shops, and schools right on your doorstep.

Lounge

18' 4" x 14' 5" (5.60m x 4.40m)
Max Dimensions

Kitchen Diner

14' 5" x 10' 2" (4.40m x 3.10m)

Master Bedroom with Ensuite

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom 2

12' 1" x 7' 4" (3.70m x 2.25m)

Bedroom 3

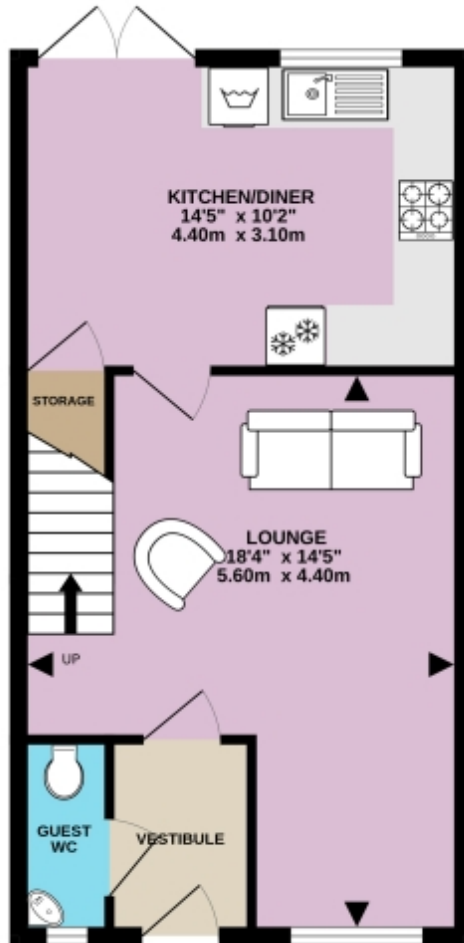
9' 0" x 7' 0" (2.75m x 2.15m)

Bathroom

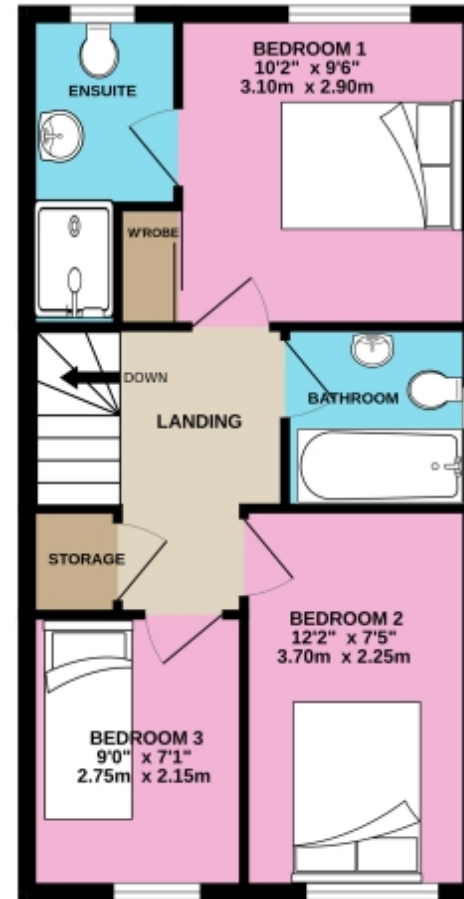
6' 0" x 5' 10" (1.85m x 1.80m)

Floorplans

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

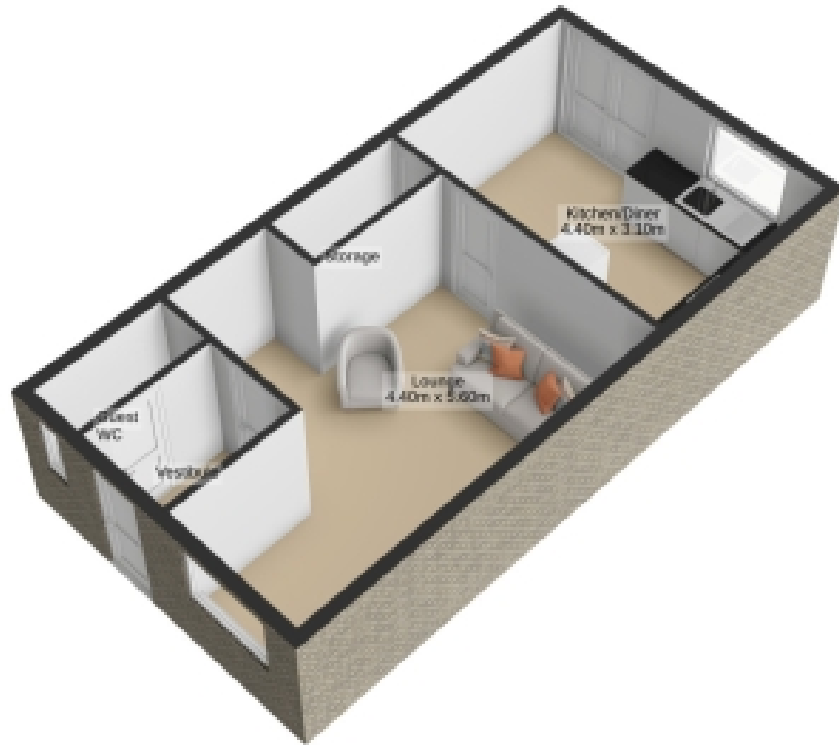


TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

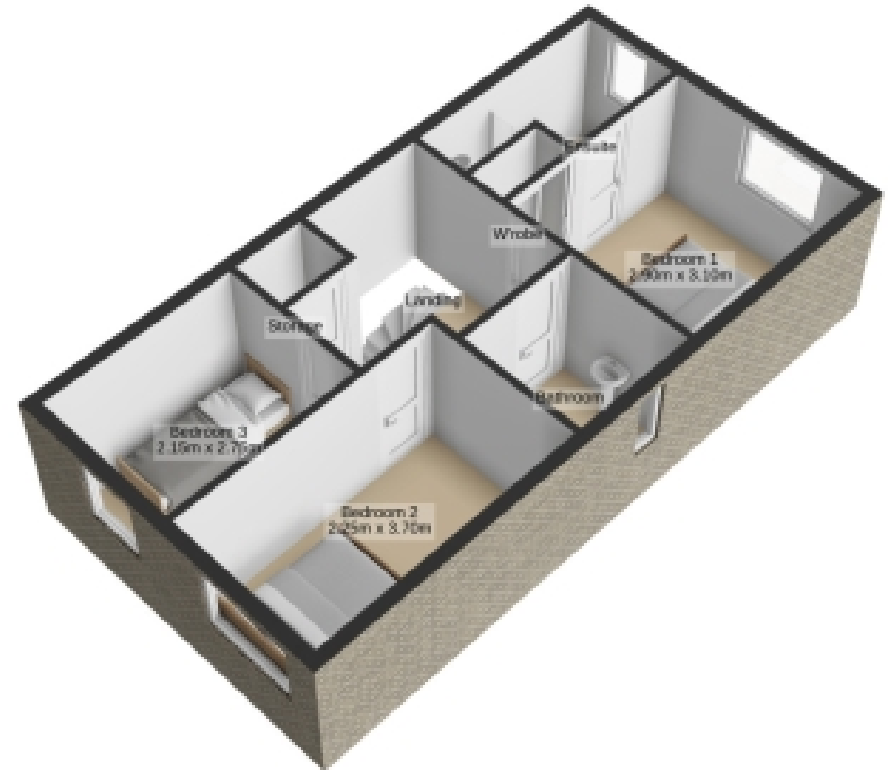
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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