



12 ST. JOSEPHS COURT | | STAVELEY | S43 3GQ

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SIMPLY STUNNING!...For sale is an immaculate house, an embodiment of unique character and charm. This outstanding property features high ceilings, open-plan interiors, ample parking, and breathtaking views, making it a truly exclusive offering in the current market.

The house comprises three spacious bedrooms, and two luxurious bathrooms. The master bedroom is a sanctuary of tranquillity, enhanced by a free-standing bath, a personal balcony, and a view overlooking serene fields. The bathroom comes equipped with a state-of-the-art rain shower, providing a spa-like experience at home.

The property boasts three reception rooms, each with their own unique features. The first reception room is a stunning open-plan space with high ceilings and bi-fold doors, providing an abundance of natural light and seamless integration between indoor and outdoor living. The second reception room offers direct access to a beautifully maintained garden, and the third reception room has been thoughtfully designed as an office, perfect for those who work from home.

The house has a well-equipped kitchen, fitted with a stunning range of units, that serves as the heart of the home, catering to all culinary needs.

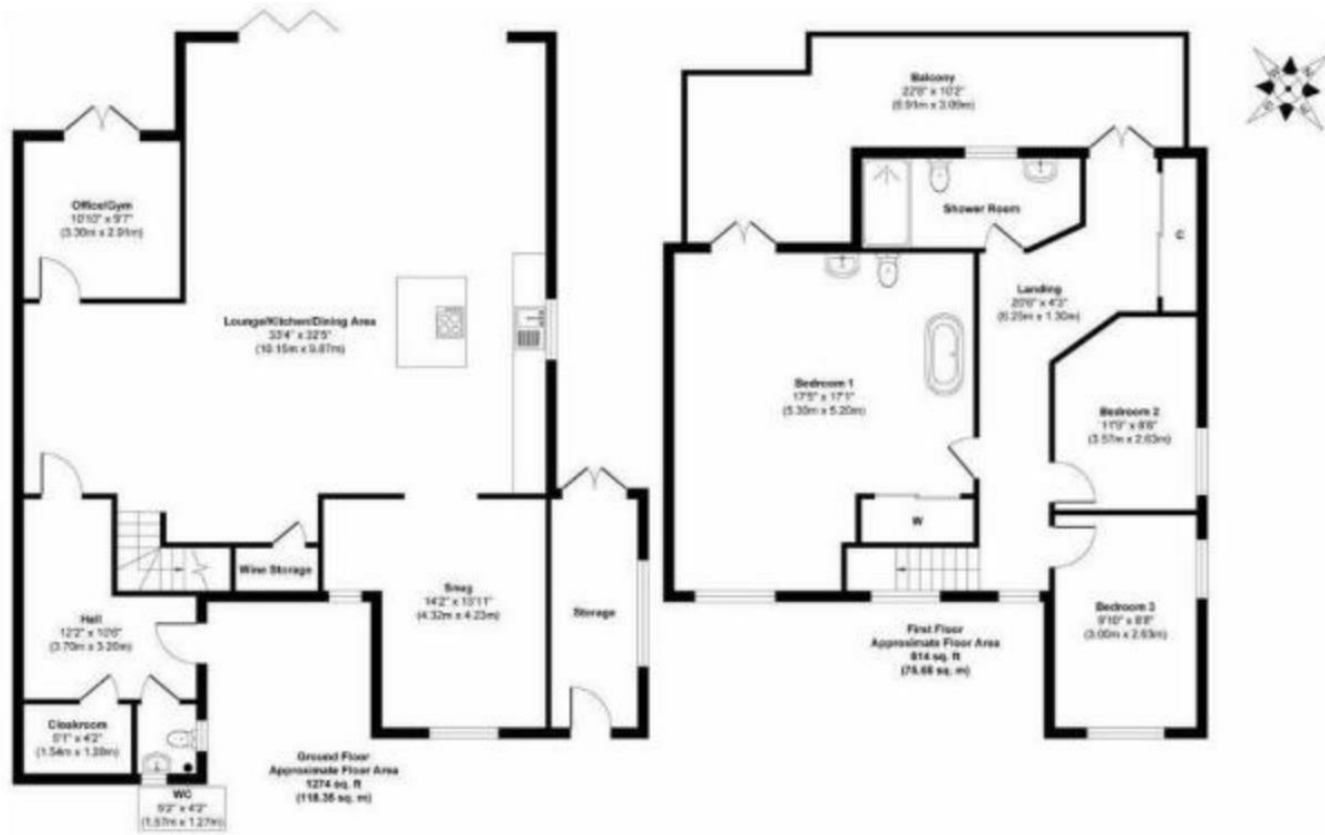
The property is ideally located with easy access to public transport links, nearby schools, and local amenities, making it perfect for families and couples alike.

This property is not just a house but a lifestyle. With its unique features and prime location, it delivers an unparalleled living experience. Don't miss out on this exceptional opportunity to own a piece of architectural brilliance.









Approx. Gross Internal Floor Area 2088 sq. ft / 194.03 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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