



Connells

Brooklands Grove
Stafford



Entrance Hallway

Having composite door to front, understairs storage cupboard and underfloor heating with engineered oak flooring.

Open Plan Kitchen/ Living Area

28' 4" x 27' 4" (8.64m x 8.33m)

Having double glazed bay window to front with fitted wooden bespoke shutters, two double glazed patio doors into rear garden, electric fireplace with marble surround and hearth, spotlights, underfloor heating and carpet flooring in living area.

Fitted kitchen offering a double glazed window to rear, a range of wall and base units incorporating granite work surfaces over, two mid level electric ovens with induction hob, full length integrated fridge and separate full length integrated freezer, integrated microwave, integrated dishwasher, stainless steel sink with granite drainer, granite splashback and tiled flooring.

Utility Room

Having double glazed door to side, wall and base units incorporating work surfaces over, space and plumbing for appliances, sink and drainer with splashback.

Downstairs W.C

Having W.C, wash hand basin and engineered oak flooring.

Study

9' 6" x 9' 1" (2.90m x 2.77m)

Having double glazed window to front with wooden bespoke shutters, radiator and carpet flooring.

First Floor Landing

Having stairs leading from entrance hallway, double glazed window to front with wooden bespoke shutters, radiator and carpet flooring.

Bedroom One

19' 8" x 11' 1" (5.99m x 3.38m)

Having two double glazed windows to front with wooden bespoke shutters, TV point, two radiators and carpet flooring.

En-Suite

Having door access from master bedroom, double glazed window to rear, W.C, wash hand basin having vanity with marble surface, bath with mixer taps, shower cubicle with mains shower overhead, towel rail and lino flooring.

Bedroom Four

12' 1" x 9' 6" (3.68m x 2.90m)

Having double glazed window to front with wooden bespoke shutters, built in wardrobe, radiator and carpet flooring.

Bedroom Five

11' 1" x 9' 6" (3.38m x 2.90m)

Having double glazed window to rear, built in wardrobe, radiator and carpet flooring.

Bathroom

Having double glazed window to rear, W.C, wash hand basin with vanity, bath with mixer taps, shower cubicle with electric shower overhead, chrome towel radiator, shaver point and extractor fan.

Second Floor Landing

Having stairs leading to second floor landing, airing cupboard and carpet flooring.

Bedroom Two

13' 9" x 12' 2" (4.19m x 3.71m)

Having double glazed window to front with wooden bespoke shutters, Velux sky light, radiator and carpet flooring.

En-Suite

Having door access from bedroom two, sky light, W.C, wash hand basin, shower cubicle with mains shower overhead, chrome towel radiator and part tiled walls.

Bedroom Three

13' 9" x 12' 2" (4.19m x 3.71m)

Having double glazed window to front with wooden bespoke shutters, Velux sky light, radiator and carpet flooring.

En-Suite

Having door access from bedroom three, sky light, W.C, wash hand basin, shower cubicle with mains shower overhead, chrome towel radiator and part tiled walls.

Externally

Front

Having a private driveway with ample parking space for multiple cars, access to double garage, lawn area and a range of shrubbery to frontage.

Rear

The landscaped rear garden boasts both a lawn and flagged patio, with decorative gravel pathway, gate access and two outbuildings.

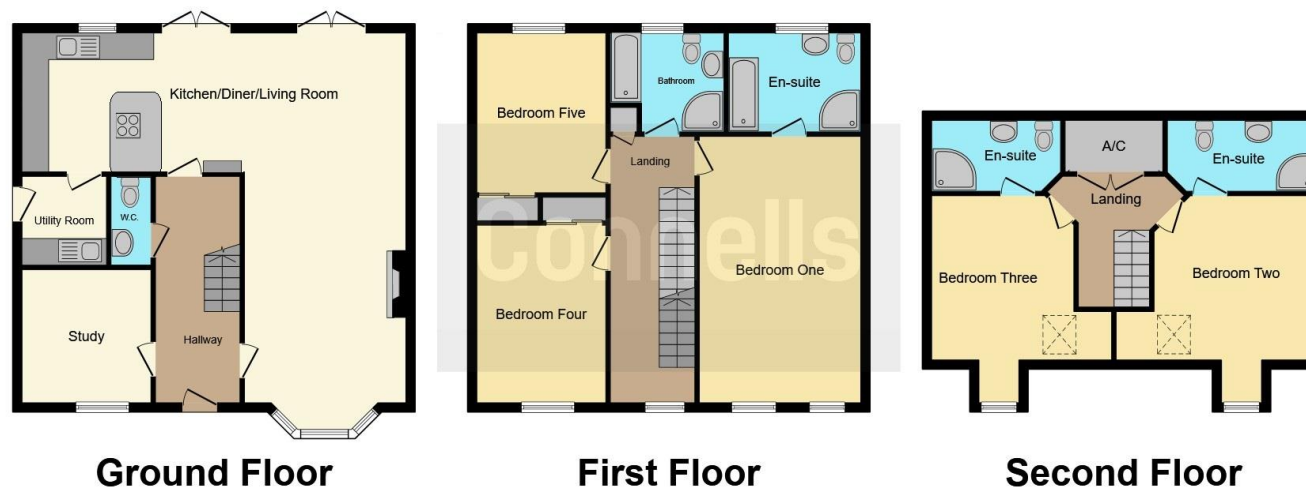
Double Garage

Having full length up and over door, power and lighting with stair access to the boarded loft space which benefits from a UPVC double glazed port hole window.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (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 inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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