



Connells

Highfield Grove
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this well-presented three bedroom family home, split over three storeys on Highfield Grove in Stafford. Located within close proximity of both the town centre of Stafford and the M6 motorway network, the property is in prime location for commuting with rail links direct from Stafford to Manchester, Birmingham and London Euston. The thriving market town also offers a wide range of shops, restaurants and entertainment facilities with ample schooling opportunities.

This family home is beautifully presented throughout and comprises of an Entrance Hallway, extended Breakfast Kitchen, Lounge, separate Sitting Room, Utility and Downstairs Cloakroom on the ground floor. The First Floor features two double Bedrooms and a Family Bathroom. The Second Floor extension benefits from a further two Bedrooms and separate Shower Room.

Externally the property benefits from a blockpaved driveway to the front with double gated side access to the rear garden. The rear garden features is well maintained with a spacious lawn, slabbed patio seating area, raised brick built decorative borders, shed and Summer House.

Internal

Entrance Hallway

Entering via the front Porch, this generous Entrance Hallway features a staircase leading to the first floor landing with understairs storage beneath, a wall mounted radiator, engineered oak flooring and access to;

Lounge

14' 6" Into Bay x 12' 6" (4.42m Into Bay x 3.81m)

Having a UPVC double glazed walk in bay window to front, this spacious Lounge benefits from a feature gas fireplace with marble surround and hearth, wall mounted radiator and carpet throughout.

Extended Breakfast Kitchen

12' Max x 17' 11" Max (3.66m Max x 5.46m Max)

Having UPVC double glazed bi-fold doors and three UPVC velux windows to rear, this extended Breakfast Kitchen benefits from a range of wall and base units with quartz countertops and matching backsplash and an inset stainless steel sink. The Kitchen-Diner also benefits from a range of integrated appliances including an electric combination oven, five ring gas burner hob with overhead cooker hood, integrated dishwasher, a wall mounted vertical radiator and a Breakfast Island with quartz countertops.

Sitting Room

11' 5" x 11' 6" (3.48m x 3.51m)

Being semi open plan with the extended Breakfast Kitchen, this spacious Sitting Room benefits from a feature cast iron open fireplace with wooden mantel and quarry tiled hearth, a wall mounted radiator and engineered oak flooring throughout.

Utility Room

5' 3" x 6' 2" (1.60m x 1.88m)

Having a UPVC double glazed door to side, this Utility Room features an integrated freezer, plumbing for a washing machine and tiled flooring throughout.

Downstairs Cloakroom

Having a UPVC double glazed window to side, this Downstairs Cloakroom benefits from a W.C, wash hand basin, partially tiled walls and tiled flooring throughout.

Bedroom One

15' 3" Into Bay x 12' 6" (4.65m Into Bay x 3.81m)

Accessed via the first floor landing, this substantial double Bedroom benefits from a UPVC double glazed walk in bay window to front, a wall mounted radiator and laminate wood flooring throughout.

Bedroom Two

11' 6" x 11' 5" (3.51m x 3.48m)

Having a UPVC double glazed window to front, this double Bedroom features a wall mounted radiator and laminate wood flooring throughout.

Family Bathroom

Having a UPVC double glazed window to rear, this modern fitted Family Bathroom benefits from a Victorian style Roll Top Bath with chrome claw feet, WC, bidet, wash hand basin, a wall mounted chrome towel radiator, partially tiled walls and laminate wood flooring throughout.

Bedroom Three

12' 8" x 12' 3" (3.86m x 3.73m)

Accessed via the Second Floor Landing, this spacious double Bedroom features a UPVC double glazed dormer window to rear, a wall mounted radiator, inset spotlights and carpet throughout.

Bedroom Four

7' 5" x 13' 9" Max (2.26m x 4.19m Max)

Accessed via the Second Floor Landing, this fourth Bedroom features two UPVC double glazed velux windows to front, a wall mounted radiator, inset spotlights and laminate wood flooring throughout.

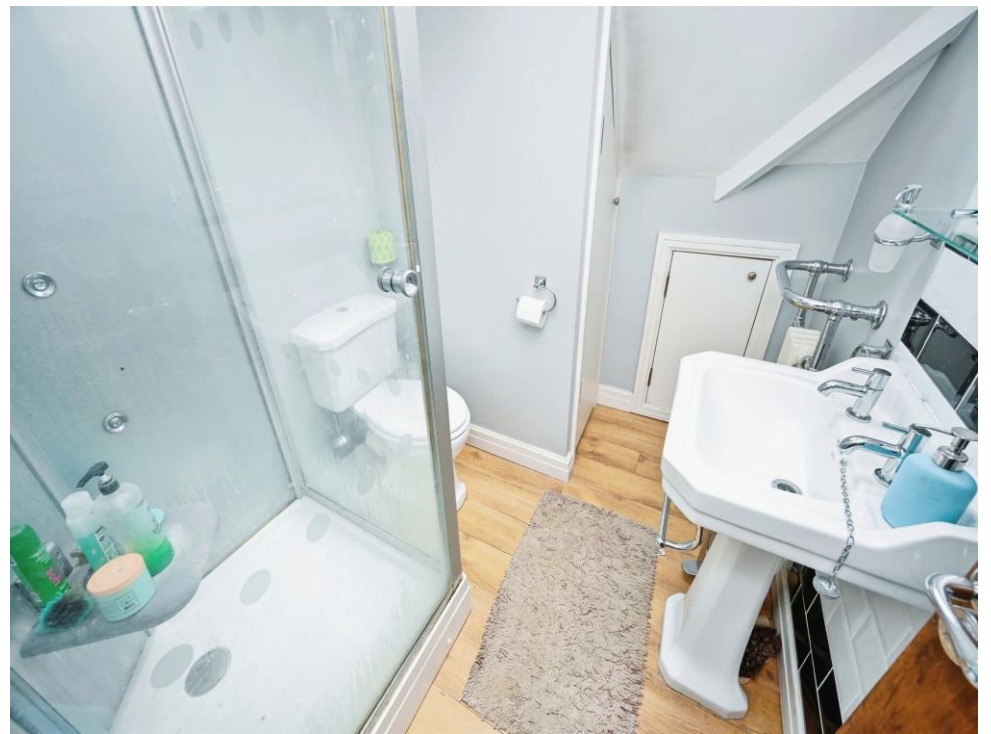
Shower Room

Accessed via the Second Floor Landing, this Shower Room benefits from a UPVC double glazed Velux window to rear, a corner Tower Shower Cubicle, W.C, wash hand basin, wall mounted column radiator, partially tiled walls, eaves storage and laminate wood flooring throughout.

External

Externally the property benefits from a blockpaved driveway to the front with double gated side access to the rear garden. The rear garden features is well maintained with a spacious lawn, slabbed patio seating area, raised brick built decorative borders, shed and Summer House.









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: D

view this property online connells.co.uk/Property/STD106294

Tenure: Freehold



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Awaiting Photograph