



Connells

Castle Bank
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this well-presented four bedroom detached character property with rural views across fields and Stafford Castle on the doorstep. 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 character home is beautifully presented throughout and comprises of a substantial Reception Hallway, extended Breakfast Kitchen, Lounge, Dining Room, Conservatory and Downstairs Cloakroom on the ground floor; with four Bedrooms and a Family Bathroom on the first floor.

Set back from the road, this generous plot features ample parking for multiple vehicles to the front; the generous rear garden features a paved terrace, spacious lawn with two ponds, decorative borders as well as a variety of mature trees and shrubs, storage shed and Garage access.

Internally

Reception Hall

13' 7" x 15' 9" (4.14m x 4.80m)

Entering via the original 1950s door, this substantial Reception Hall benefits from a

double glazed front window and stunning glass staircase window, feature archway, airing cupboard, storage cupboard, understairs storage, a wall mounted radiator and solid beech parquet flooring throughout.

Lounge

15' 11" x 13' 6" (4.85m x 4.11m)

Entered via the grand Reception Hall, this spacious Lounge benefits from a UPVC double glazed window to side with UPVC double glazed sliding Patio Doors to rear, a feature fireplace, two wall mounted radiators, ceiling rose and oak flooring throughout.

Dining Room

11' 5" x 12' 7" (3.48m x 3.84m)

Having a UPVC double glazed bay window with seat to rear, this spacious Dining Room benefits a feature composite fireplace with gas fire, a wall mounted radiator, ceiling rose and solid beech parquet flooring throughout.

Kitchen

18' 5" Max x 7' 5" Max (5.61m Max x 2.26m Max)

Having a UPVC double glazed window to rear and two UPVC double glazed windows to side, this extended Kitchen benefits from a range of wall and base units with laminate wood work surfaces and an inset double composite sink. The Kitchen also benefits from an integrated dishwasher, Rangemaster Cooker with five gas burners, overhead extractor hood, a wall mounted radiator and side access door.

Garden Room / Conservatory

12' 9" x 10' 5" (3.89m x 3.17m)

Entered via the spacious Lounge, this Garden Room / Conservatory benefits from floor to ceiling double glazed windows, a ceiling mounted fan, tiled flooring throughout and side double french doors leading into the rear garden.

Downstairs W.C

Having a UPVC double glazed window to front, this Downstairs Cloakroom benefits from a W.C, wash hand basin with vanity storage, shaver points and wall mounted radiator.

Bedroom One

13' 4" x 15' 10" (4.06m x 4.83m)

Accessed via the first floor landing, this substantial master Bedroom benefits from a UPVC double glazed window to rear and two UPVC double glazed windows to side, three standalone double wardrobes, a wall mounted radiator and carpet throughout.

Bedroom Two

11' 5" x 12' 11" (3.48m x 3.94m)

Having a UPVC double glazed window to rear, this double Bedroom features three standalone double wardrobes with inset downlighting, a wall mounted radiator and carpet throughout.

Bedroom Three

14' 3" Max x 7' 4" (4.34m Max x 2.24m)

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

Bedroom Four

7' 2" x 6' 2" (2.18m x 1.88m)

Having a UPVC double glazed window to front, this fourth Bedroom features a wall mounted radiator and carpet throughout.

Family Bathroom

Having a UPVC double glazed window to front, this Family Bathroom benefits from a corner Bath with overhead mains shower, WC, wash hand basin, bidet, partially tiled walls, wall mounted radiator and solid wood flooring throughout.

Externally

Situated on a generous plot a stones throw from Stafford Castle, this property benefits from a spacious tarmac driveway for multiple vehicles, lawn with foliage and Victorian street lamp, and side access to the rear garden via a cast iron gate.

The considerable rear garden benefits from a slabbed seating area, a spacious lawn boasting two ponds, decorative borders as well as a variety of mature trees and shrubs, storage shed and Garage pedestrian access.

Garage

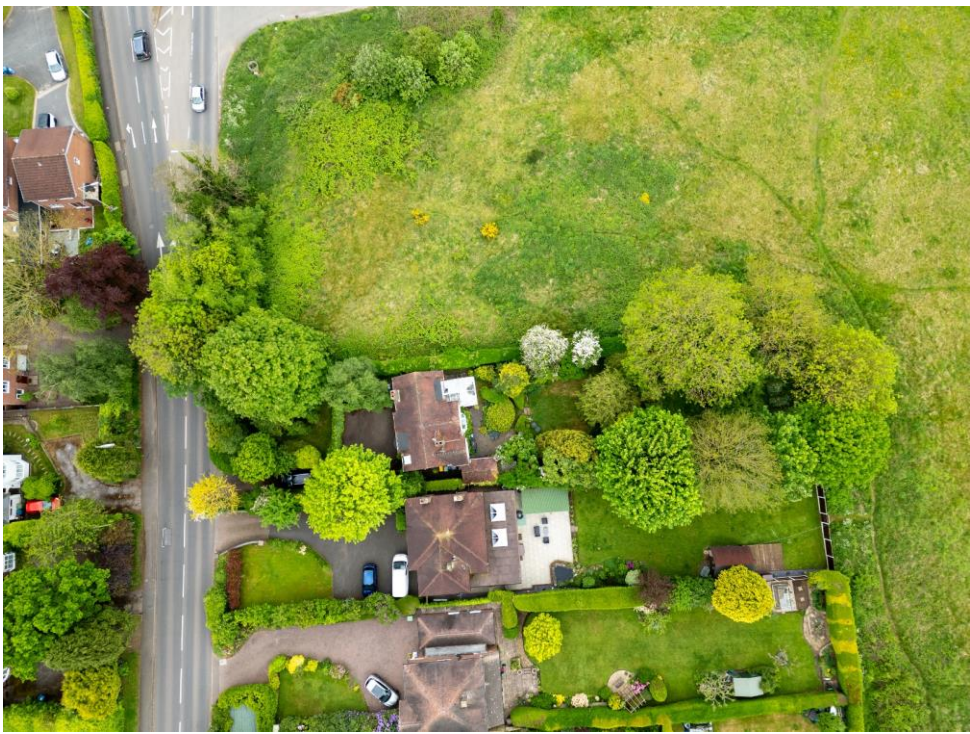
13' x 7' 6" (3.96m x 2.29m)

Accessed via double front doors and a side pedestrian door with power, lighting and a pitched roof.

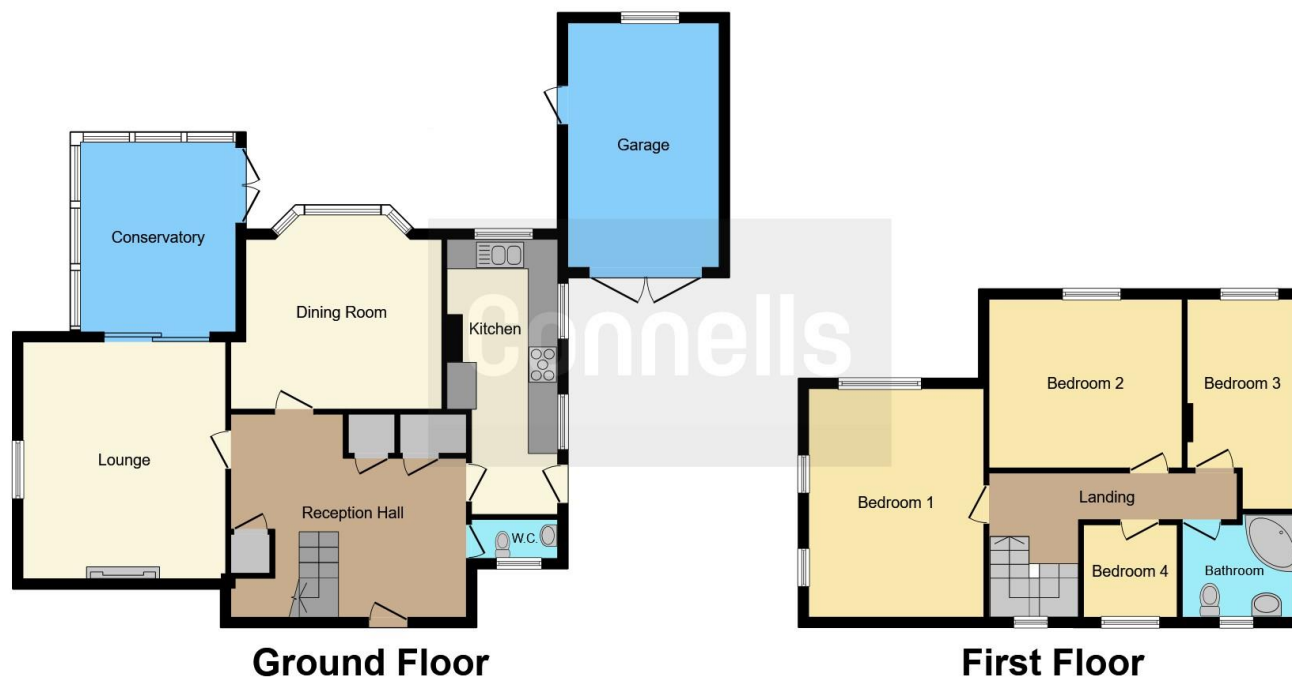
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

To view this property please contact Connells on

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Awaiting Photograph

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: Awaited

Tenure: Freehold

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Property Ref: STD106301 - 0003