



Connells

Buttercup Croft
Marston, Stafford



Property Description

Connells Estate Agents are delighted to market for sale this modern four-bedroom detached home to the North Side of Stafford on the Willow Grange Development. The property is within close proximity of local shops, schools and amenities and a short distance from the town centre of Stafford. It is ideally located for commuting with great access to local bus links, the M6 motorway network and rail links with direct lines to Birmingham, Manchester and London.

The property is immaculately presented throughout and briefly comprises of an entrance hallway, downstairs W.C, study, lounge, fitted kitchen/diner and utility room all located on the ground floor, with stairs leading to first floor landing, family bathroom and all four bedrooms, the master benefitting from an en-suite.

Externally to the front there is a decorative gravel area with side driveway with garage access. The rear garden is landscaped with both paved patio and low maintenance artificial lawn, there is an additional entertaining seating area with decorative pergola.

Internally

Entrance Hallway

Having front door access and doors into;

Downstairs W.C

Having W.C, wash hand basin, radiator and Karndean flooring.

Study

8' 5" x 8' 3" (2.57m x 2.51m)

Having double glazed window to front, radiator and carpet flooring.

Lounge

14' 2" x 10' (4.32m x 3.05m)

Having double glazed window to front, radiator and carpet flooring.

Kitchen- Diner

25' x 8' 9" (7.62m x 2.67m)

Having double glazed windows to rear and double French doors to rear, this fitted kitchen offers a range of wall and base units incorporating wooden work surfaces over, double electric oven with four ring gas hob, cooker hood, stainless steel sink and drainer and laminate wood flooring.

Utility Room

5' 8" x 5' 3" (1.73m x 1.60m)

Having door to side, space and plumbing for appliances and radiator.

Landing

Having stairs leading from entrance hallway, storage cupboard, loft access and carpet flooring.

Bedroom One

13' 7" x 11' 7" (4.14m x 3.53m)

Having double glazed window to front, radiator and carpet flooring.

En-Suite

With door access from master bedroom, W.C, wash hand basin, double shower cubicle with rainfall shower and chrome towel radiator.

Bedroom Two

12' 3" x 8' 8" (3.73m x 2.64m)

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

Bedroom Three

10' 8" x 7' 5" (3.25m x 2.26m)

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

Bedroom Four

9' 8" x 7' 7" (2.95m x 2.31m)

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

Bathroom

Having W.C, wash hand basin, double shower cubicle, chrome towel radiator and tiled flooring.

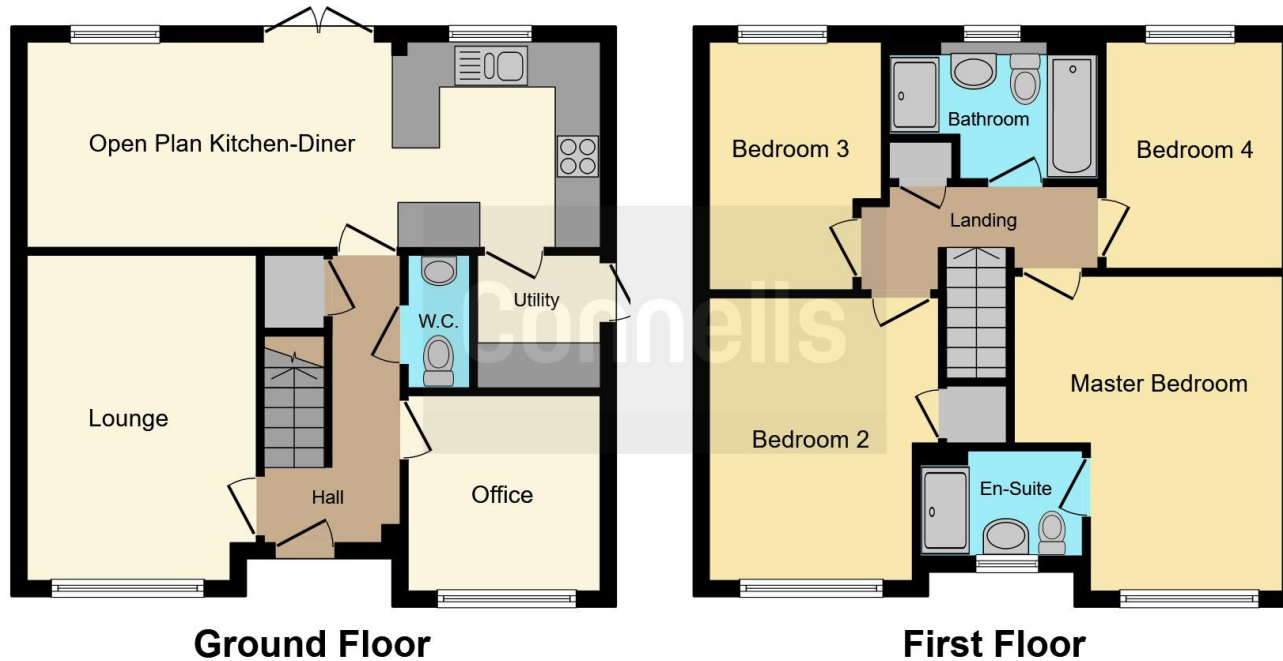
Externally

Externally to the front there is a decorative gravel area with side driveway with garage access. The rear garden is landscaped with both paved patio and low maintenance artificial lawn, there is an additional entertaining seating area with decorative pergola.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/STD106245



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