



Connells

Overhill Road
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to present the opportunity to purchase this bespoke four bedroom detached home situated within a highly sought after residential area within the Walton High School catchment in Stafford. The Stafford town centre is approximately 2.5 miles from the property and offers a variety of high street shops, amenities and supermarkets along with transport links including the towns mainline intercity train station ideal for cross country links.

Viewing is highly advised for this luxury home, immaculately presented throughout with modern fixtures and fittings. It briefly comprises a grand Reception Hall, Downstairs Bathroom, an open plan Lounge-Diner, Breakfast Kitchen, Utility room and Study all located on the ground floor, with stairs leading to first floor landing which benefits from four generous Bedrooms and two Bathrooms.

Externally, the property benefits from a wraparound garden with a generous blockpaved in-and-out driveway and spacious rear garden. The stunning rear garden boasts a beautifully maintained lawn, well appointed slabbed seating area with brick retaining wall and BBQ area for entertaining.

Internally

Reception Hallway

Approached via the front in-and-out driveway, this stunning Reception Hallway benefits from a preparation area with modern fitted wall and base units including wine fridge with quartz counters and porcelain tiled flooring with mains underfloor heating throughout.

Kitchen

15' 8" x 16' 5" (4.78m x 5.00m)

Having two double glazed windows to rear, this stunning Breakfast Kitchen features a range of modern wall and base units incorporating quartz counters with matching backsplash and window sills throughout, an inset sink with macerator and quartz topped breakfast bar. The Kitchen also benefits from a host of integrated appliances including full length fridge, two dishwashers, two electric ovens with warming drawers, a combination microwave-oven, coffee machine, induction hob with overhead extractor and porcelain tiled flooring with mains underfloor heating throughout.

Utility Room

5' 2" x 10' 2" (1.57m x 3.10m)

Entering via the Kitchen, this Utility Room boasts matching modern wall and base units, with quartz work surfaces, inset stainless steel sink with fitted water softener, integrated freezer, plumbing for a washing machine, rear garden access and mains underfloor heating throughout.

Open Plan Lounge-Diner

40' 2" x 15' 11" (12.24m x 4.85m)

Having two double glazed windows to front and

double glazed bi-folding door to the rear garden, this open plan Lounge-Diner benefits from a feature log burner fireplace, ceiling and wall chandeliers, carpet leading into porcelain tiled flooring with mains underfloor heating throughout.

Downstairs Bathroom

Accessed via the spacious Reception Hallway, this stunning downstairs Bathroom features a freestanding bath with free standing tap and shower, WC, wash basin with vanity storage, a wall mounted vertical towel radiator, inset spotlights and porcelain tiled flooring with mains underfloor heating throughout.

Study

14' 7" x 7' 7" (4.45m x 2.31m)

Having a double glazed window to front, this converted Study features a wall mounted radiator, inset spotlights and carpet throughout. The Study also leads to the storage cupboard with access to the boiler.

Landing

Accessed via a feature stainless steel and glass balustrade staircase, this Landing is carpeted throughout and provides access to;

Bedroom One

9' 7" x 13' 2" (2.92m x 4.01m)

Having a double glazed window to front, this spacious Master Bedroom benefits from built in wardrobes, wall mounted radiator and carpet throughout.

Master En-Suite

Having a double glazed window to side, this Master En-Suite Bathroom benefits from a spacious walk in shower with both rainfall and handheld shower, W.C, wash hand basin with vanity, wall mounted chrome towel radiator, inset

spotlights and fully tiled walls.

Bedroom Two

12' 1" x 9' 5" (3.68m x 2.87m)

Having a double glazed window to rear and side this generous double Bedroom features a wall mounted radiator and carpet throughout.

Bedroom Three

11' x 6' 4" (3.35m x 1.93m)

Having a double glazed window to side, wall mounted radiator and carpet throughout.

Bedroom Four

7' 9" x 6' 3" (2.36m x 1.91m)

Having a double glazed window to side, wall mounted radiator, eaves storage and carpet throughout.

Bathroom

Having double glazed window to side, W.C, wash hand basin with vanity, shower cubicle with overhead shower, chrome towel radiator and fully tiled walls.

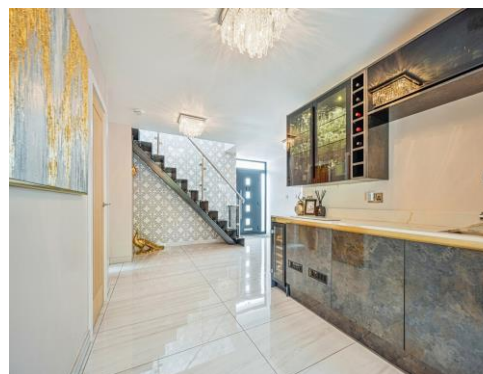
Externally

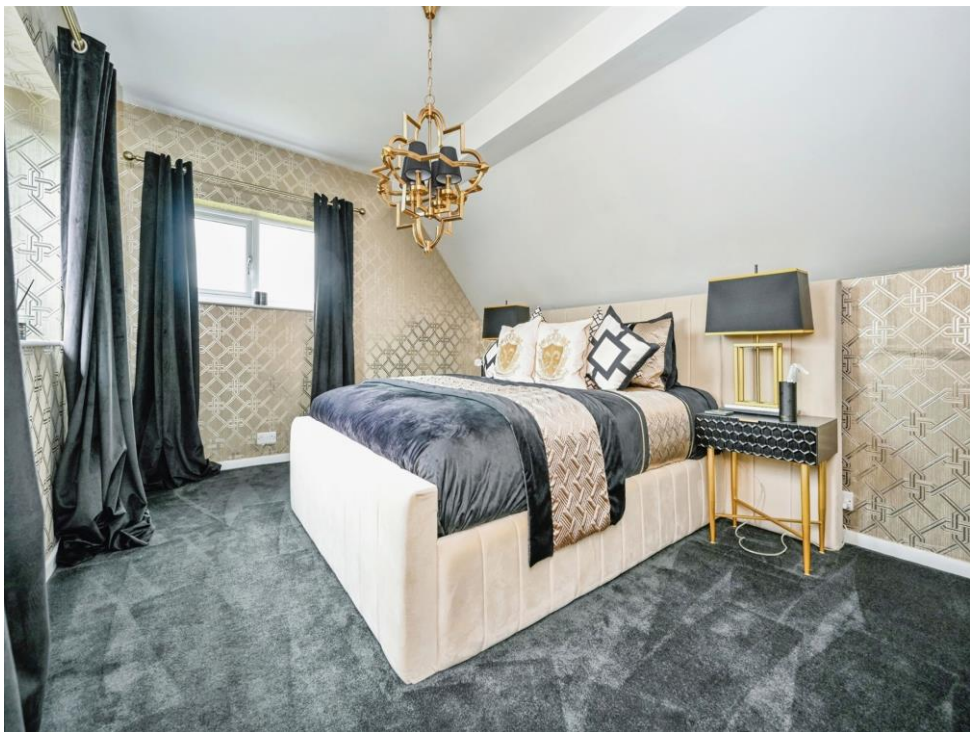
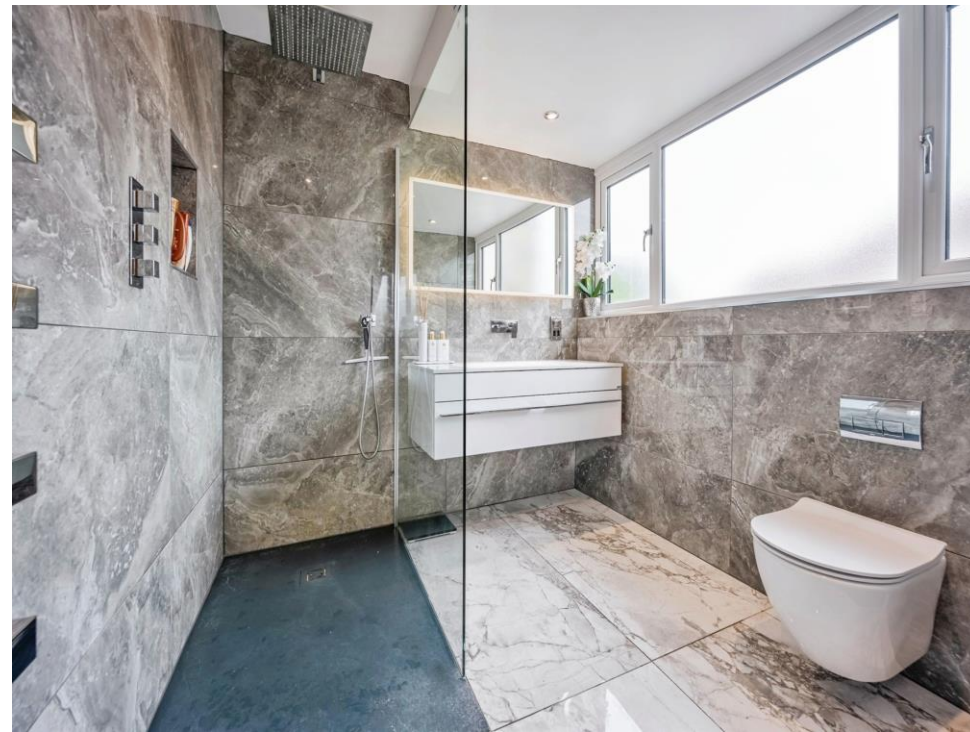
Externally, the property benefits from a wraparound garden with a generous blockpaved in-and-out driveway and spacious rear garden. The stunning rear garden boasts a beautifully maintained lawn, well appointed slatted seating area with brick retaining wall and BBQ area for entertaining.

Garage

19' 2" x 10' 3" (5.84m x 3.12m)

Entering via an electric up and over door from the front in-and-out driveway and fitted with power and lighting.









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

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/STD106366



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD106366 - 0003