



Connells

Newquay Avenue
Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to market for sale this four double bedroom detached house situated in the highly sought after Weeping Cross area of Stafford. The property is within close proximity of local shops, schools and amenities and a short distance from the town centre of Stafford. It is ideal for commuting with excellent access to the M6 motorway network, local bus routes and rail links with direct lines to Birmingham, Manchester and London.

The property is well maintained throughout and briefly comprises of an entrance hallway, downstairs W.C, lounge, sitting room, fitted kitchen with walk in pantry and lobby leading to utility room all located on the ground floor, with stairs leading to first floor landing, four double bedrooms, en-suite to master and family bathroom.

Externally to the front there is a private driveway with ample space for parking multiple cars and access to garage via up and over door. The rear landscaped garden offers both lawn and paved patio seating area.

Internally

Entrance Hallway

Having front door access.

Downstairs W.C

Having W.C and wash hand basin.

Lounge

11' 9" x 10' 8" (3.58m x 3.25m)

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

Dining Room

11' 3" x 10' 5" (3.43m x 3.17m)

Having radiator and laminate wood flooring.

Sitting Room

11' 5" x 10' 8" (3.48m x 3.25m)

Having double glazed window to rear, double glazed patio doors to both rear and side, radiator and laminate wood flooring.

Kitchen

12' 6" x 8' 2" (3.81m x 2.49m)

Having double glazed window to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, double oven, gas hob, walk in pantry, spotlights, radiator and laminate wood flooring.

Lobby

Having dual access both front and rear, storage door, door into kitchen, internal door into garage and access to utility room.

Utility Room

With access from lobby, washer/dryer and

freezer.

First Floor Landing

Having stairs leading from entrance hallway and doors into;

Bedroom One

14' 2" x 10' 9" (4.32m x 3.28m)

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

En-Suite

Having door access from master bedroom, double glazed window to side, W.C, wash hand basin and shower.

Bedroom Two

10' 1" x 8' 6" (3.07m x 2.59m)

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

Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m)

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

Bedroom Four

10' 4" x 9' 6" (3.15m x 2.90m)

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

Bathroom

Having double glazed window to side, W.C, wash hand basin, walk in shower, bath, towel radiator and tiled walls & flooring.

Externally

Externally to the front there is a private driveway with ample space for parking multiple cars and access to garage via up and over door. The rear landscaped garden offers both lawn and paved patio seating area.

Garage

16' x 8' (4.88m x 2.44m)

Having up and over door access and full power/lighting.







To view this property please contact Connells on

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Unit 3C, Salter Street
STAFFORD ST16 2JU

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STD107493



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.

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