



Connells

The Grange
Hyde Lea Stafford

The Grange

Hyde Lea Stafford ST18 9BF

for sale
£425,000



Property Description

Connells are proud to market this exceptionally well presented four bedroom detached home offering spacious and flexible living accommodation for a family. This lovely home is located on a quiet cul-de-sac in the popular village of Hyde Lea with an extensive range of amenities and schools such as Stafford Independent Grammar School and Burton Manor school and the Sport And Social Club, there is also the local village pub offering food and drinks which is a short walk away, Hyde Lea is also ideally located with easy links into Stafford town centre providing a good range of shops, restaurants and museums and further commuter links via the M6 motorway and Stafford Railway Station.

In brief the property comprises of: Entrance porch, entrance hallway, lounge/diner, kitchen, utility room, downstairs WC and garage/store. To the first floor there are four bedrooms with master benefiting from en-suite and a separate family bathroom. Outside the property there are gardens to the front with driveway providing ample parking and enclosed garden to the rear.

Internally

Entrance Porch

Having a UPVC door and window to front, tile floor and entrance door to hallway

Entrance Hallway

Having a door to entrance hallway, radiator and tile flooring.

Lounge & Diner

10' 3" x 23' 8" (3.12m x 7.21m)

Having a UPVC double glazed bay window to front, sliding patio door to conservatory, gas fireplace with surround and hearth, wall lighting, TV point, Internet point and carpet flooring.

Kitchen

11' 2" x 9' 11" (3.40m x 3.02m)

Having a UPVC double glazed window to rear, this kitchen offer wall and base units incorporating worksurfaces over, sink drainer with one and half bowl, low level splash back, electric range cooker with five ring gas hob, cooker hood over with built in lighting, integrated fridge, integrated dishwasher and tile flooring.

Utility Room

10' 10" x 6' 1" (3.30m x 1.85m)

Having a UPVC double glazed door to rear, wall and base units, sink and drainer, space for washing machine and dryer under, radiator and tile flooring.

Downstairs W.C

Having a UPVC double glazed window to rear, wash hand basin, splash back tiling, radiator and tile floor.

Conservatory

Having a UPVC double glazed surround windows, UPVC double glazed patio doors to rear garden, built with a solid insulated roof, lighting and carpet flooring.

Landing

Having stairs leading from entrance hallway to landing, airing cupboard, radiator and carpet flooring.

Master Bedroom

11' 1" x 9' 10" + Wardrobe recess (3.38m x 3.00m + Wardrobe recess)

Having a UPVC double glazed bay window to front, fitted built in wardrobes, radiator, carpet flooring and door leading to en-suite.

En-Suite

Having a UPVC double glazed window to front, radiator, shower cubicle with electric shower over, free standing wash hand basin vanity, extractor fan, WC and fully tiled.

Bedroom Two

9' 1" x 12' 5" (2.77m x 3.78m)

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

Bedroom Three

11' 1" x 9' 10" + wardrobe space (3.38m x 3.00m + wardrobe space)

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

Bedroom Four

10' 5" x 8' 4" (3.17m x 2.54m)

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

Family Bathroom

Having a UPVC double glazed window to rear, bath with mains shower over with fitted side glass shower screen, wash hand basin vanity unit, extractor fan, W.C, and fully tiled.

Externally

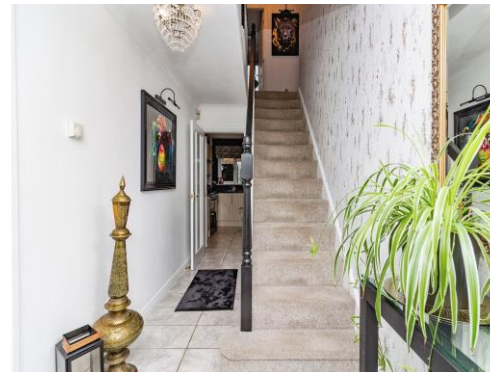
Garage

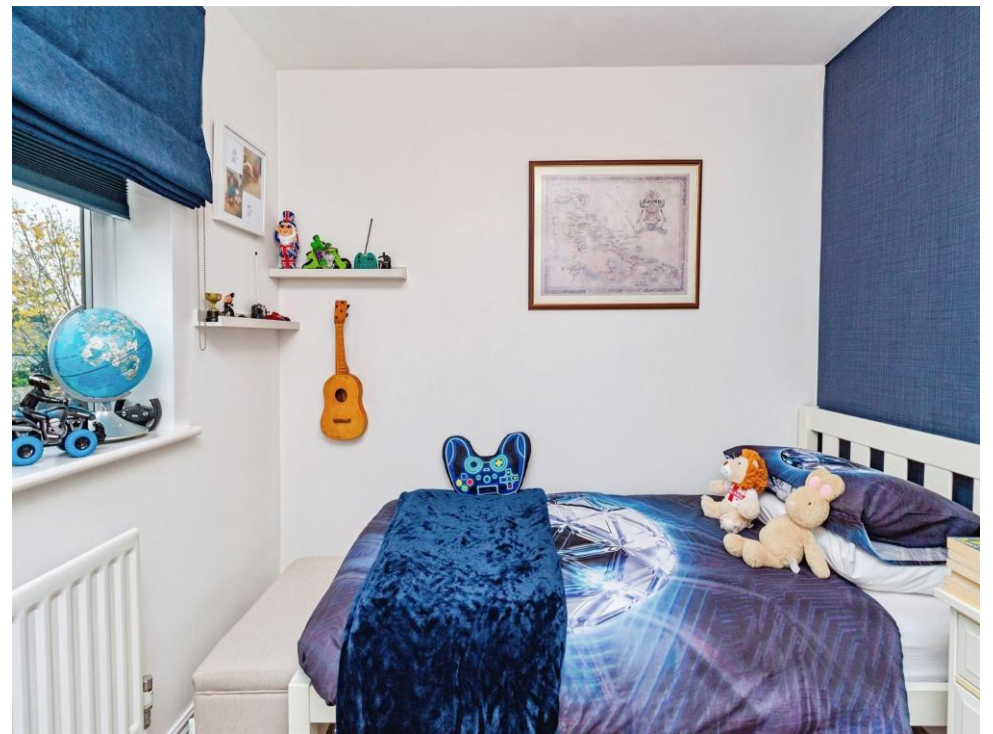
19' x 8' 2" (5.79m x 2.49m)

Having up and over electric door with power and lighting.

Front And Rear Gardens

The frontage offer a tarmac driveway with lawn area to the side of the property with a mixture of shrubs and side gated access to the rear garden. The rear offers an Indian stone patio area leading to a low level wall with steps leading to the lawn area with an additional decking area and providing a mixture of plants and shrubbery to the borders.









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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Unit 3C, Salter Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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