

for sale

£265,000 Freehold



## The Aspen Creswell Manor Eccleshall Road Stafford ST16 1PF

**\*\*FEATURED PLOT NOT TO BE MISSED\*\*** "ATTENTION" The property offers flooring throughout, integrated appliances in the kitchen, wardrobes in bedrooms one & two along with shower over the bath.

**\*\*\*READY TO MOVE INTO WITH HELP TO BUY AVAILABLE\*\*\***



# Property Details

## Brief Description

CONNELLS ARE DELIGHTED TO OFFER FOR SALE THIS BRAND NEW LUXURY THREE BEDROOM HOME BUILT BY THE EVER POPULAR & AWARD WINNING LIONCOURT HOMES.

ONLY 5% DEPOSIT REQUIRED with the Government Help to Buy scheme (for further details contact Connells to book an appointment with one of our award winning Mortgage Advisors who will be more than happy to guide you through the process.

There are twelve designs to choose from, ranging from two bedroom homes rising through to a four different designs of five bedroom homes.

Each of the homes at Creswell Manor has been painstakingly planned. This care and attention is followed through by the creative craftsmanship of our dedicated construction team, helping deliver homes that are set to become part of the local heritage.

THE ASPEN (1016 sq.ft)

Internally the property offers access via the entrance hall with doors leading to the guest cloakroom, living room and open plan kitchen / dining area on the ground floor with the first floor offering three bedrooms, en suite to the master and family bathroom.

## Location & Area

Creswell Manor is located on the north western edge of Stafford, less than two miles from the town centre. With the train station also under two miles away and the M6 motorway close by, Creswell Manor is ideally placed for commuting.

Set in established landscaped grounds, the development offers an exciting range of 2, 3, 4 & 5 bedroom homes. There are extensive gardens to many of the properties and large areas of open space and woodland, making Creswell Manor an idyllic place to raise a family.

The thriving market town of Stafford offers a wide variety of high street shops, amenities, bars, restaurants and leisure facilities along with the ever popular mainline intercity train station offering commuter links between Manchester, Birmingham and London Euston. The town also offers easy access to two access points of the M6 motorway network offering extended and local road links with further access to the M6 Toll, M54 and M5.

## Ground Floor

### Entrance Hall

### Living Room

15' 4" x 11' 4" (4.67m x 3.45m)

### Kitchen / Dining Area

11' 2" x 18' 7" (3.40m x 5.66m)

### W / C

6' 0 x 3' 0 (1.83m x 0.91m)

## First Floor

### Landing

### Bedroom One

13' 0 x 11' 5" (3.96m x 3.48m)

### En Suite

3' 11" x 11' 5" (1.19m x 3.48m)

### Bedroom Two

9' 6" x 11' 5" (2.90m x 3.48m)

### Bedroom Three

7' 11" x 9' 3" (2.41m x 2.82m)

### Bathroom

6' 2" x 6' 10" (1.88m x 2.08m)

## Agents Note

NB: all dimensions are maximum and may vary from plot to plot

Please note: Illustration and plans show a typical house type. The house type may be built in a range of elevation finishes using a variety of material. Floor plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the planning authorities. Please ask your sales adviser for precise details of the finish and specifications of your chosen home.

To view this property please contact Connells on

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
STAFFORD ST16 2JU

**Tenure:** Freehold

**EPC Rating:** Exempt

Property Ref: STD101236 - 0006

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.