

Northburgh Avenue

Stafford, ST18 0GW

John
German





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Offers in the region of £449,500

This stunning executive detached family home has been finished to a show home standard throughout and sits proudly on a delightful corner plot within the highly sought after Redrow Homes development.



John German are delighted to present this superbly finished and extended detached family home positioned on a generous corner plot with field views to the front aspect. The property is situated within a modern development of homes built by the well regarded builders Redrow Homes who have designed these properties to blend traditional architecture with a high end interior, combining a clever and well thought out layout, ideal for modern family living. The development is conveniently positioned just a short drive from Stafford Town centre which is home to a range of supermarkets, high street shops, bars and restaurants along with further amenities and leisure facilities. Stafford has an intercity railway station offering regular services to London Euston, some of which take approximately one hour and twenty minutes. For local schooling this property falls into the catchment area for St. Leonard's Primary School and for secondary education its The Weston Road Academy.

Internally the property comprises entrance door opening into the welcoming hallway with traditional wall panelling, ceramic tile parquet flooring, useful understairs storage, carpeted stairs rising to the first floor landing and doors off into the kitchen/diner and lounge. The lounge has a warm and inviting feeling with large bay window to the front aspect, wall panelling, three wall lights, ceiling light point, carpeted flooring and a feature fireplace (please note fireplace is for effect only not a working fireplace).

The heart of the home is the impressive open plan kitchen diner which enjoys the same ceramic tiled Parquet flooring as the hallway, which flows through into the kitchen/dining orangery area. The kitchen is fitted with an extensive range of matching wall and base units, with inset stainless steel sink and drainer, glass splashbacks and wood effect work surfaces. There is feature under cabinet lighting, spotlights to the ceiling, built in Bluetooth operated Adastra speakers to the ceiling and a range of fitted kitchen appliances. The open plan kitchen/diner flows beautifully into the orangery having bi-folding doors out to the rear garden, window to the side aspect, roof lantern, spotlights to the ceiling and ceramic tiled flooring with underfloor heating. There is a separate useful utility room and downstairs guest cloakroom .

Upstairs there are four generously sized double bedrooms, with the master bedroom having its own luxury en-suite bedroom and the family bathroom which comprises bath with mains shower and tiled surround, wash hand basin with vanity storage below, low level WC, chrome heated towel rail, spotlights to ceiling, window to the rear aspect and tiled herringbone effect flooring.

Outside, the property sits on a corner plot with a lawned garden to the front and side, decorative borders and a well stocked flower bed. A tarmac driveway provides off-road parking and leads to the garage which has power and lighting and is accessed via a manual up and over door. To the rear of the property is a fully enclosed and recently landscaped garden with a porcelain tiled patio seating area, ideal for entertaining family and friends along with raised flower beds with ambient outdoor lighting, two outdoor taps and secure side gated access.

Agents notes: NHBC Warranty valid until 2028. We understand there is an Estate management fee.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

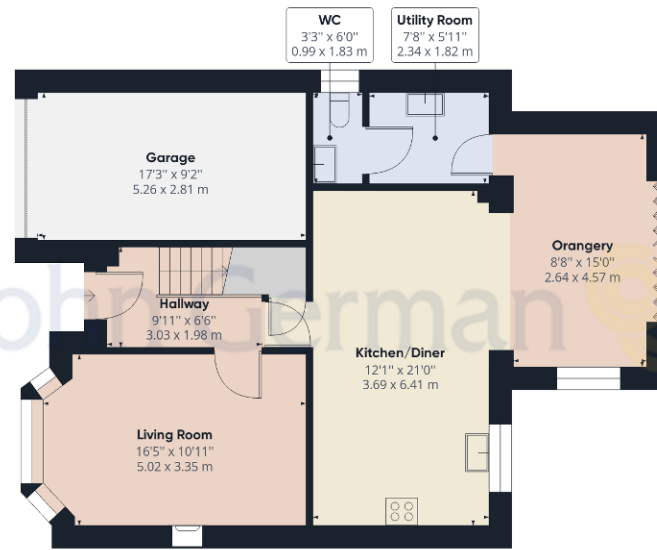
www.staffordbc.gov.uk

Our Ref: JGA/21082023

Local Authority/Tax Band: Stafford Borough Council / Tax Band E

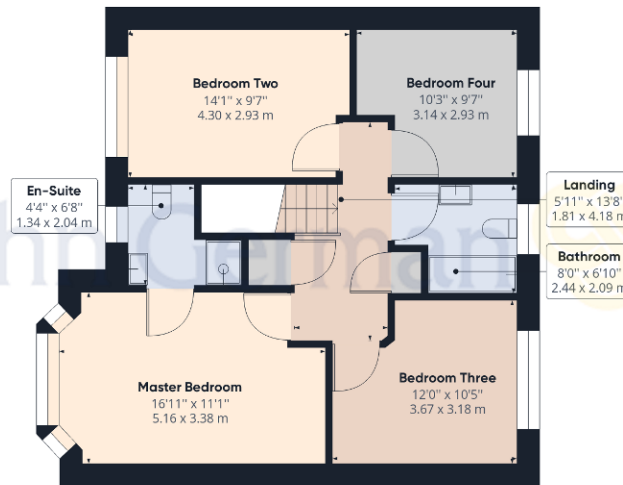






Ground Floor

Approximate total area⁽¹⁾
 1575.34 ft²
 146.35 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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