

# Redgrave Drive

Burleyfields, Stafford, ST16 1YP

John German







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Offers over £290,000

An ultra-stylish and contemporary one-off designed property by Taylor Wimpey with a beautiful interior, professionally landscaped gardens and ample parking.





This superb property is located at the far end of a very pleasant and established cul de sac that is a part of the original Castlefields development. It enjoys convenient access to both local amenities and Stafford town centre itself including of course the rail station. For commuters, similarly easy access is afforded to junction 14 of the M6.

This property is gas centrally heated and uPVC double glazed and offers a part glazed front main door that leads you into a generously sized reception hall that provides access to all ground floor rooms and has bespoke storage cupboards and drawers fitted below the staircase in addition to two further cloaks storage full height cupboards.

Conveniently located off the hall is a combined high spec two piece guest's cloakroom with concealed utility spaces for a washing machine and tumble dryer.

Reception wise, this property has a very pleasant front facing lounge and then at the rear is a full width open plan dining kitchen with a full range of timber finished base, wall and drawer units with contrasting worktops and upstand, inset sink unit, built in double oven, induction hob, extractor hood, built in fridge and freezer. This room has a tiled floor throughout and a dedicated dining area with garden facing double doors.

On the first floor a good sized landing gives access to the three bedrooms, family bathroom and hatch access to the loft. The rear facing master bedroom has a range of full height built in wardrobes and access to a high quality contemporary white and chrome fitted three piece en suite shower room including bespoke built in cupboards.

Bedroom two is an excellent sized front facing double bedroom and bedroom three is a rear facing double sized room. The family bathroom has a tiled floor and partially tiled walls, a bath with mains shower over, wash hand basin, low level WC and bespoke built in cupboards.

Outside there is driveway parking at the front of the property for two cars together with pathway, gravelled borders and a double electric external plug socket.

The professionally landscaped rear garden has been most thoughtfully planned to include a full width patio area and side storage space, sleeper edged artificial lawn and raised shrubbery stocked borders, a further decked and gravelled seating area enclosed by fenced boundaries.

**Notes:** One of the vendors of this property works in the Estate Agent industry. There is a yearly service charge to cover the costs of greenspaces throughout the development, we await confirmation of the amount.

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

**Property construction:** Brick      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

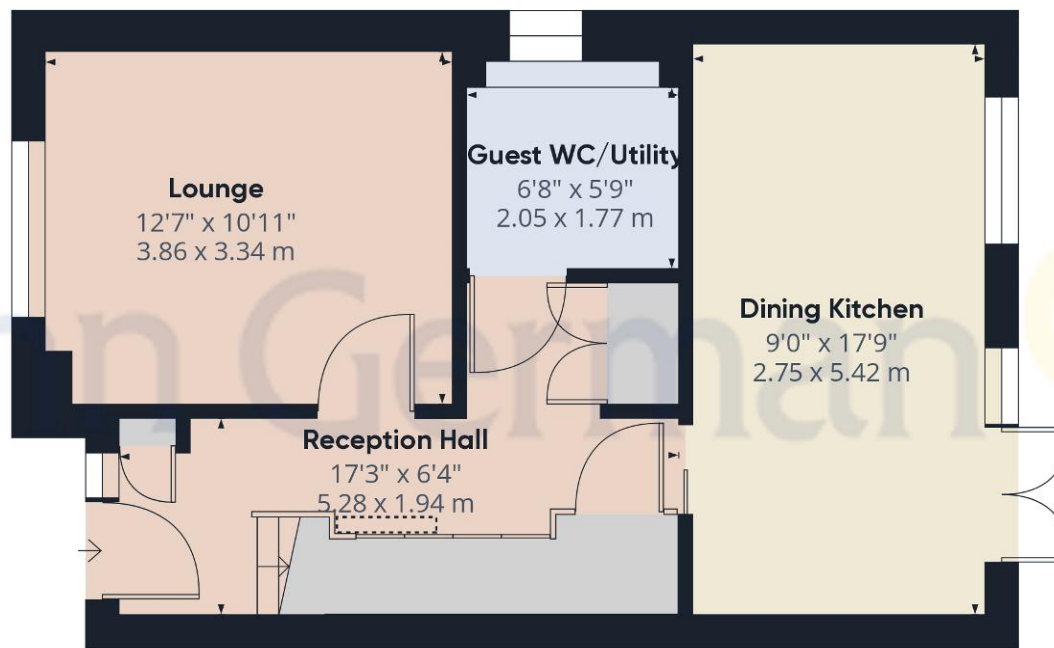
**Our Ref:** JGA/01052024

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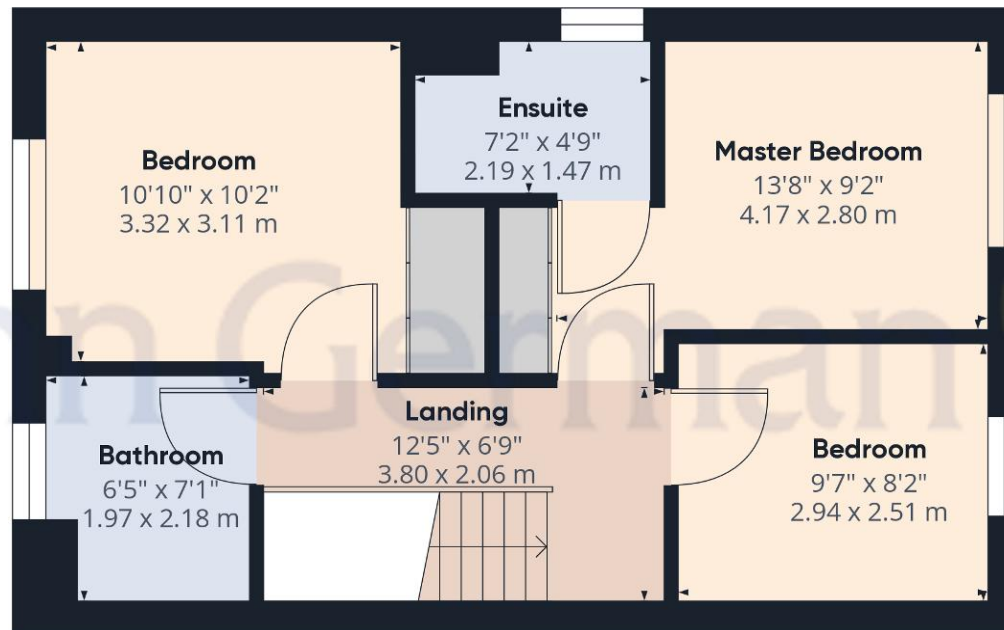








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

950.25 ft<sup>2</sup>


88.28 m<sup>2</sup>

**Reduced headroom**

2.17 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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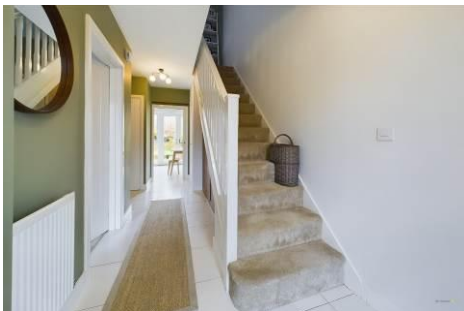
### Referral Fees

**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		95 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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