

The Laurels

Rowley Park, Stafford, ST17 9FP

John
German





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£465,000

A prestige Rowley Park four bedroom detached house, with a bespoke contemporary garden studio/lounge bar included.



Built in approximately 2014 and affording part of a small modern development of detached homes that are located in the leafy green private grounds of Rowley Park, which is one of the most sought after addresses in Stafford, and a perfect destination for buyers seeking all the nearby urban conveniences of the county town.

Stylishly presented throughout and having gas central heating and uPVC double glazing, the property offers a half glazed polycarbonate front door with storm canopy over that leads you into a good sized reception hall, with stairs to the first floor, tiled floor, storage cupboards and a two piece fitted guest cloakroom. Leading off the hall is a spacious utility/store room with built in storage units and worktops, timbered floor and attractively decorated. Also leading off the hall is a good sized lounge with two front facing windows, feature fireplace with Optimyst fire, parquet style vinyl flooring and double doors leading into a separate rear facing sitting room.

The heart of any modern home is the kitchen, and here we have an open plan dining kitchen with south facing French windows, an ample dining area and a fully fitted working area that has high gloss ivory toned units, high quality granite worktops and upstand, built in double oven, electric hob and extractor hood, fridge/freezer, dishwasher, washer/dryer and a stainless steel sink unit.

On the first floor a good size centre landing provides access to the four bedrooms, family bathroom airing cupboard, storage cupboard and extensively boarded and shelved loft space.

The master bedroom is an attractive front facing room with two windows, two built-in wardrobes and access to a contemporary white and chrome fitted three piece ensuite shower room.

Bedroom two is also a double size front facing room and has Jack and Jill access to a further fitted three piece ensuite shower room that is shared with bedroom three.

Bedroom four like all the bedrooms will take a double bed and has a pleasant rear facing garden aspect, and is currently used as a dressing room (wardrobes not included in the sale).

The family bathroom is most attractively designed and fitted with a white suite comprising bath, wash hand basin and a low level WC.

Outside, the original garage has been part converted to a utility room and the remaining section provides a useful outside store with up and over door.

Superb garden studio/home lounge bar of timber construction and having uPVC double glazed windows and double doors, together with electric light and power and offers versatile usage.

Side by side two car driveway at the front of the property together with lawn and shrubbery borders garden and a gated side entrance.

The professionally landscaped rear garden is south facing and has privately fenced boundaries, extensive grey stone patio, feature gravelled bed, Astro turf and many spaces to accommodate outdoor furniture.

Agents note: the owners of this property make a variable yearly contribution of approximately £650 towards the upkeep of the private estate roads and amenities.

The new owners of this property will be issued with a key that gives access into the nearby Rowley Park residents private garden, which is a lovely mature area for rest and recreation.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas - (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

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

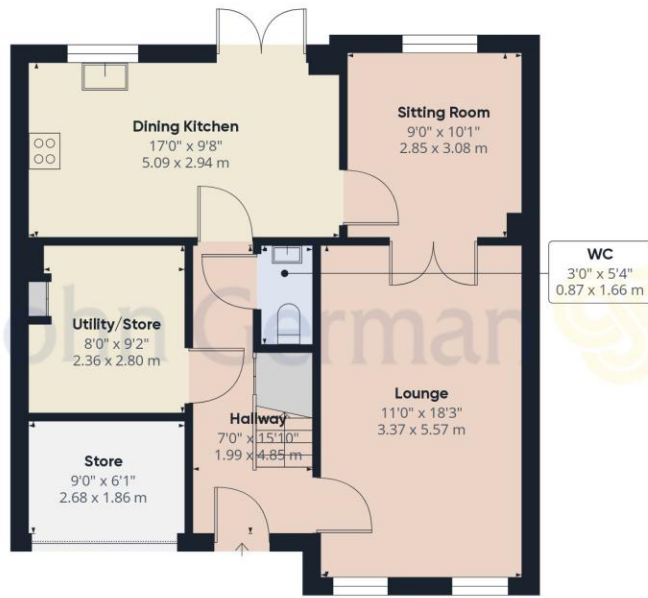
Local Authority/Tax Band: Stafford Borough Council / Tax Band F

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

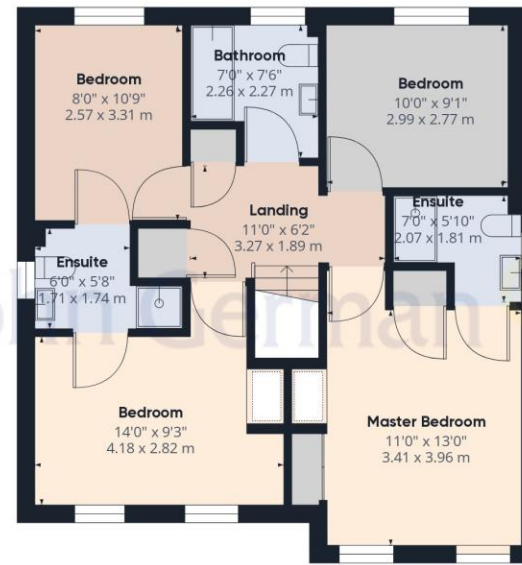
Our Ref: JGA02082024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1523.31 ft²
141.52 m²

(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

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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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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