

Oberton Gardens

Stafford, ST18 0FJ

John German





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£400,000

An attractive modern detached family home offering three double bedrooms with three en-suites built by the highly regarded builders Redrow Homes.

The Redrow Heritage range of properties on this development in Stafford are amongst some of the finest and most desirable new build homes in the area. The property is situated within a modern development of homes built by the well-regarded developers 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. This particular style property features well-proportioned rooms, including an inviting entrance hallway, a spacious living room, and a large open-plan kitchen/dining room with a utility room off to the side. Upstairs there are three generously sized bedrooms, each with their own en-suite shower room. The development of homes 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 it's The Weston Road Academy.

Internally the property comprises a recessed arched porch with composite front entrance door and side panel window opening into the entrance hallway with carpeted flooring, stairs rising to the first floor landing, useful under-stairs storage cupboard, and doors leading to the living room and open-plan kitchen/diner. The warm and inviting living room has carpeted flooring, bespoke fitted storage unit, ceiling light point and UPVC double-glazed walk-in bay window to the front aspect. The heart of the home is the open-plan kitchen/diner fitted with an extensive range of fitted wall and base units with work-surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit, fitted eye-level double oven, four-ring gas hob with stainless steel splashback and extractor over, integrated fridge/freezer and dishwasher. There is a uPVC double-glazed window to the rear aspect, spotlights to the ceiling, French doors leading out to the rear garden and a separate breakfast bar area with chairs, along with an internal door to the utility and guest cloakroom. An opening from the kitchen/diner leads into the converted garage which is now a superb dining room with a beautiful tiled flooring, two windows to the front aspect, fitted kitchen cupboards and two ceiling light points.

Upstairs on the first floor landing there is a loft hatch, storage cupboard housing hot water tank and doors off the three double bedrooms. The large master bedroom has a uPVC double-glazed bay window to the front aspect, built-in wardrobes, carpeted flooring and a door leading into the en-suite bathroom comprising low-level WC, panelled bath with tiled surround, shower cubicle, chrome heated towel rail, tiled flooring, spotlights to the ceiling and an obscured uPVC double-glazed window to the front aspect. Bedroom two is a further double bedroom with carpeted flooring, uPVC double-glazed window to the rear aspect and a door leading into the en-suite shower room comprising low-level WC, wash hand basin, double shower unit with mains shower, chrome heated towel rail and obscured uPVC double-glazed window to the side. Bedroom three is a further double bedroom with double-glazed window to the rear, carpeted flooring and door leading to the en-suite shower room comprising low-level WC, wash hand basin, shower cubicle, chrome heated towel rail and double-glazed Velux skylight window to the side aspect.

To the front of the property is a well-maintained front garden laid mainly to lawn with a variety of shrubs, and an adjacent driveway providing off-road parking. To the rear of the property is an enclosed garden with two patio seating areas, large garden shed, BBQ area and lawned garden.

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:** Drive.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

(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 E

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

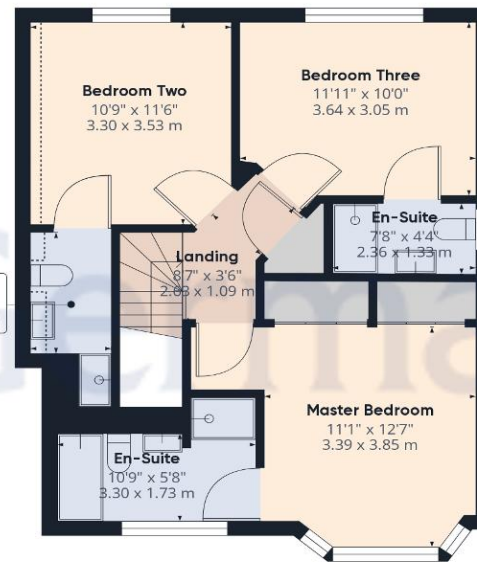
Our Ref: JGA/28082024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1350.55 ft²

125.47 m²

Reduced headroom

10.33 ft²

0.96 m²

(1) Excluding balconies and terraces

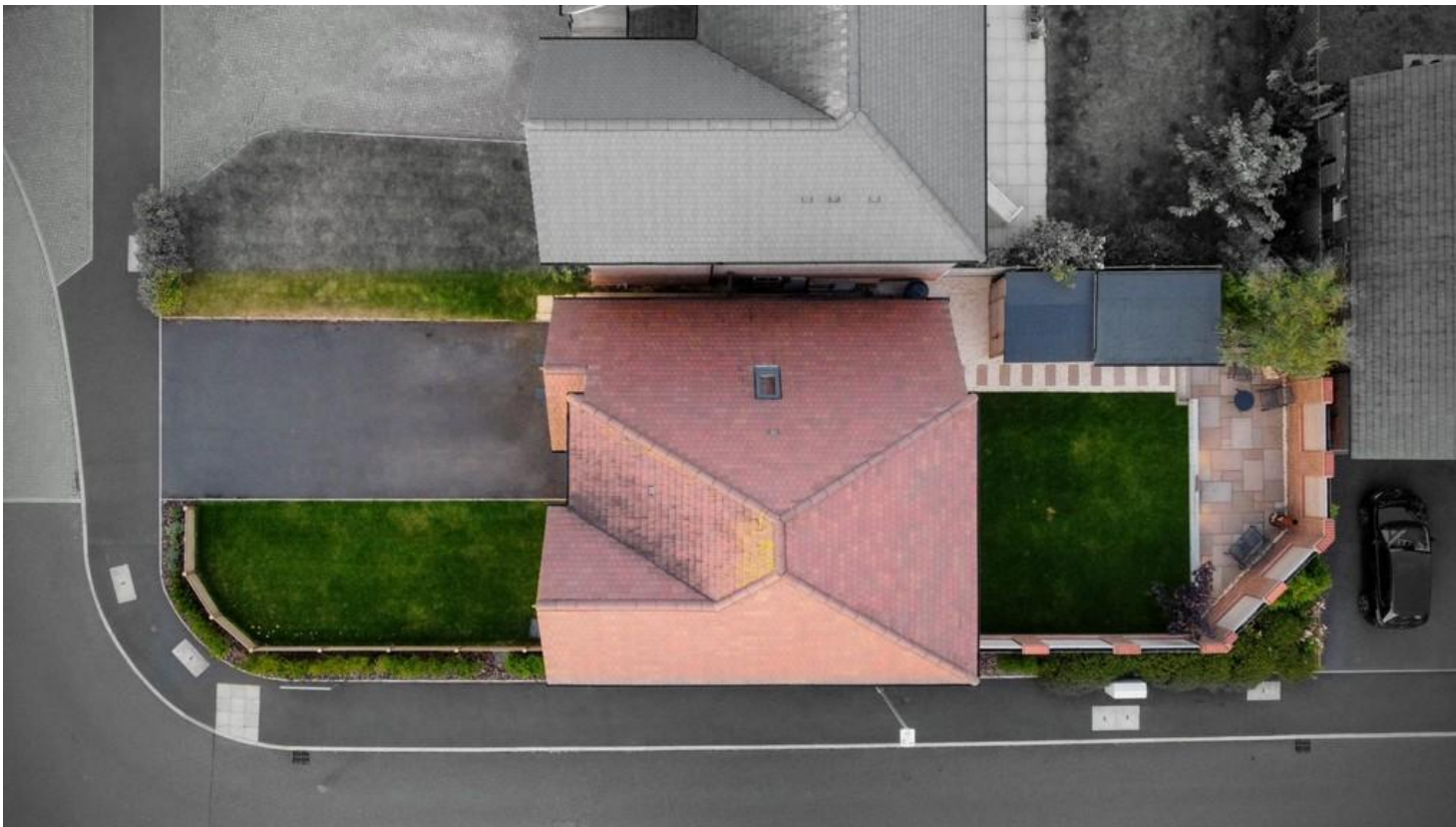
Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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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