

Newport Road

Stafford, ST16 1BH

John 
German





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£399,950

An absolutely delightful late Victorian semi detached house which has been beautifully refurbished by the owners and is now so tastefully presented throughout, with accommodation arranged over three floors.



Accommodation: Spacious enclosed entrance porch with flagstone floor and an attractive part glazed substantial entrance door opening to an impressive reception hall, which provides the most welcoming introduction to this fine property. Having painted panelling to the stairs which rise to the first and second floors, and tastefully presented dado and ceiling detail. There is a tiled floor with contrasting borders and an understairs cupboard.

Elegant bay fronted sitting room which has a timber open fireplace with cast and tiled inset and a tiled hearth.

Particularly well proportioned delightful lounge which is dual aspect and also has the benefit of a stone fireplace with cast log burner, in addition to a vertical radiator.

Charming separate dining room with cast ornamental fire place with raised black and white tiled hearth, and an attractive side bay window with fitted window seat.

There is also a utility room which has a stainless steel circular sink and drainer with cupboard beneath, and an extensive range of substantial shelving and storage.

Superbly appointed kitchen with feature part vaulted ceiling and an excellent and extensive range of units with stainless steel accessories and contrasting work surfaces and twin ceramic sinks. Breakfast bar and integrated appliances comprising dishwasher, fridge/freezer and combination microwave. In addition, there is a Rangemaster oven which is set into a matching surround and tiled recess. There are bi-fold doors opening to the lovely garden.

First floor landing has stairs rising to the second floor, and from the first floor off which leads front facing bedroom with bay window and mirror fronted wardrobe. Second double bedroom is dual aspect and has wash basin with tiled splashbacks and integrated cupboard and drawers beneath. There is also a very useful study/office and a luxurious spacious bathroom with roll top freestanding bath, with traditional chrome mixer tap and shower. In addition, there is a separate spacious walk-in shower with both traditional and waterfall heads, pedestal wash basin, high level WC, superb half height tiling and built-in cupboard. There is also a separate WC which has half height painted panelled walls, traditional WC and corner wash basin.

Second floor landing off which leads two bedrooms, one of which has a wash basin with integrated cupboard beneath and tiled splashbacks, and the other bedroom is currently used as a dressing room.

The house stands back from the road beyond a drive which is capable of parking 2/3 cars and there is a gated side entrance leading to a spacious useful side area to the property, which in turn leads to a flagstone terrace which is directly accessed also by the bi-folding doors from the kitchen and beyond which lies artificial grass and gazebo with folding roof and also a large shed.

This outstanding property also enjoys an enviable location, being within walking distance of the county town centre and also the railway station where there are regular services operating to London Euston, some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 also provide direct access into the national motorway network and M6 toll.

Agents note: The Register does refer to rights and a copy of the Register is available upon request.

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: Fibre

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 D

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

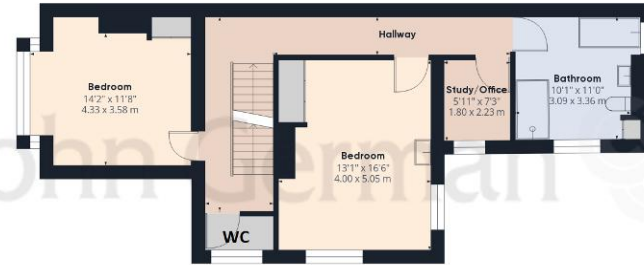
Our Ref: JGA08102024







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1983.47 ft²

184.27 m²

Reduced headroom

46.5 ft²

4.32 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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