

Deer Park

Hopton, Stafford, ST18 0BB

John
German





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£465,000

A truly beautiful semi detached home that has been extended and is presented to such a high and stylish standard with many wonderful contemporary design features, occupying a delightful plot enjoying magnificent far reaching views that are arguably some of the best in Staffordshire!

The property enjoys a truly fantastic position having the benefit of rural life with wonderful far reaching views yet being only a ten minute car journey from the centre of Stafford having a wide range of amenities including an intercity railway station where regular services operate to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Accommodation - An enclosed modern porch opens to a reception hall which provides a most welcome introduction to this superb property. Stairs rise to the first floor landing having a range of bespoke built in cupboards beneath.

The splendid and very spacious lounge has a feature central tiled wall with columns either side, one housing a log burner whilst the other stores logs. The room enjoys a dual aspect having a front facing bay window and patio doors to the delightful rear garden.

The superb living and dining kitchen is stylishly appointed with a range of contrasting grey units complemented by Mirastone worktops which also feature on an excellent island unit incorporating a dining bar and a hob with designer extractor canopy above along with cupboards beneath. In addition there is a separate double oven, dishwasher and a wine cooler. A modern grey brick fireplace houses a contemporary style log burner and the room also features integrated colour changing lighting. There is a front facing window and double French style doors opening to the side terrace. (The American style fridge freezer is not included in the sale).

A separate utility room has a further range of attractive units with a recess stainless steel sink plus space and provision for domestic appliances. There is an outer door and an internal door to a guest's cloakroom fitted with a WC and rectangular wash basin.

The first floor landing incorporates a very pleasant sitting area and also has double French style doors opening onto an excellent balcony enjoying some far reaching views. There are four excellent bedrooms, three of which have a comprehensive range of fitted bedroom furniture. The principal bedroom also has access to bedroom four that is currently used as a beautifully appointed dressing room.

The main family bathroom has exquisite full height tiling and a suite including a bath, separate shower with both conventional and waterfall heads, wash basin with integrated drawer beneath, WC, recess display shelving and a vertical towel radiator.

A very well appointed separate shower room is situated between bedrooms one and four being equally well presented having a shower with both conventional and waterfall heads, wash basin and WC.

Outside - The property stands back from a private shared drive leading to its own plot which has double gates opening to a parking area. Adjacent to this is a modern landscaped fore garden and to the opposite side is a hard decked and chipped area that could also provide further parking. Double gates at the side lead to a beautiful tiled patio extending to the side and rear alongside immaculately maintained borders with feature gabion walls. A further gabion wall and steps lead up to an artificial grass area and further beautifully presented sun terraces with established borders plus an area where a gazebo is currently situated. (The gazebo and other features in the garden are not included in the sale). The outdoor space is a real haven for an abundance of wildlife and birds.

what3words: bravo.dress.resist

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. The property is situated off a shared private drive. The land registry document refers to rights and restrictions, a copy is available upon request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Private shared system situated on neighbouring land.

Heating: LPG

(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 C

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

Our Ref: JGA/29042025

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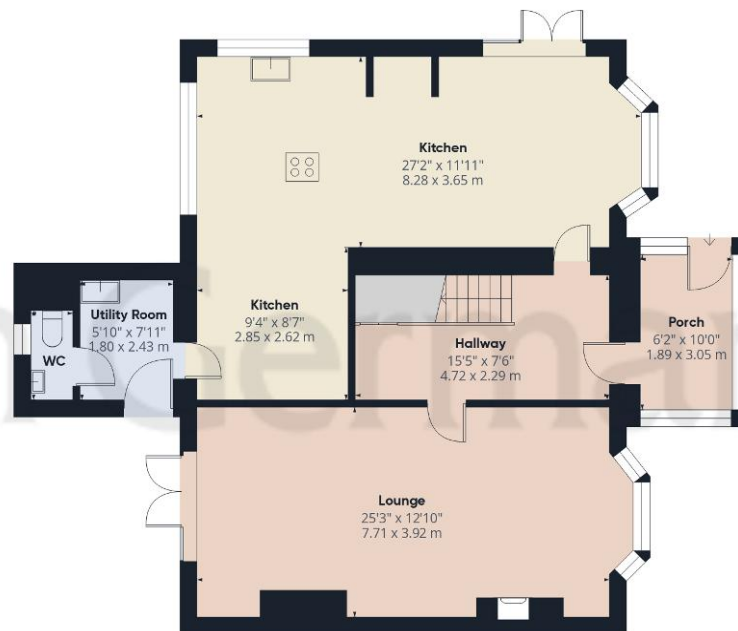




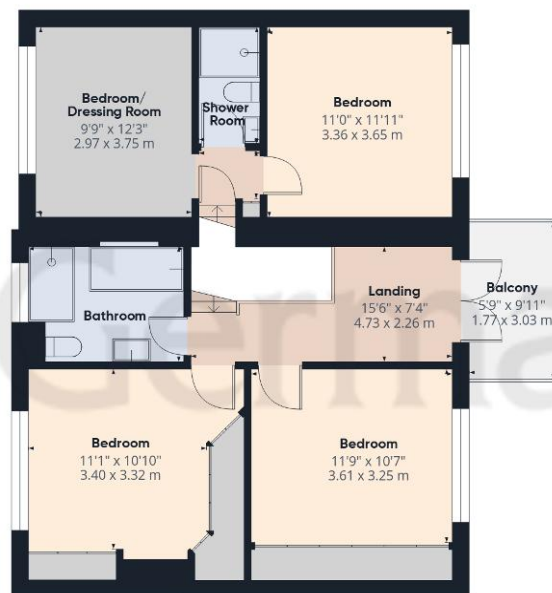


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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1740 ft²

161.7 m²

Balconies and terraces

57 ft²

5.3 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.

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.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		



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