

Dawn Chorus

Fradswell, Stafford, ST18 0EY

John
German



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£600,000

A highly individual detached residence occupying a generous sized garden plot with extensive parking within this popular rural village enjoying access to wonderful countryside and the amenities of Stone, Uttoxeter and Stafford being within convenient reach.

Accommodation - A double glazed entry porch has a decorative entrance door in turn leading to the reception hall which has a built in cloaks cupboard and a fully tiled cloakroom off with a WC, vanity wash basin and chrome heated towel rail.

The attractive breakfast kitchen has an extensive range of base cupboards, drawers and wall units surmounted by roll edge worktops with an inset composite 1.5 bowl ivory sink and chrome tap, tiled splash backs, gas hob with extractor hood over and matching eye level double oven and grill, integrated fridge freezer and dishwasher. There is a feature fitted table and a tiled floor. Off the kitchen is a utility room that is fitted to match with base and wall cupboards, roll edge work surfaces with stainless steel sink and mixer tap, appliance spaces, plumbing for an automatic washing machine, tiled floor, door to the rear and an internal door into the garage.

Off the reception hall is a superb quality fitted study having a large working desk area and a separate work station, extensive bookshelves with drawers and cupboards having integrated pelmet lighting.

There is a very spacious lounge which has an ornate fire surround and log effect coal electric fire plus patio doors out to the rear garden.

The first floor landing has a useful store cupboard, a large walk in airing cupboard and access to the boarded loft via a drop down ladder. The superbly sized master bedroom has an extensive range of fitted wardrobes served with an en suite having tiled shower in a glazed enclosure, fitted storage vanity unit with WC and twin wash basins and an illuminated mirror over.

There are two further generous double bedrooms, one with fitted wardrobes, both sharing the attractive bathroom comprising a deep bath in tiled surrounds, separate tiled shower with glazed screen and enclosure, pedestal wash basin, WC and tiled walls.

Outside - The property is set back away from the road beyond a gated driveway with excellent parking and turning space giving access to a double garage which also houses the oil storage tank.

There are wonderful views afforded to the front over adjacent rural countryside. The good sized enclosed rear garden offers a large paved and walled patio area with steps to extensive lawns having planted borders.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains water supply shared with neighbour

Sewerage: Septic tank

Heating: Oil and LPG bottle gas facilities

(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/>

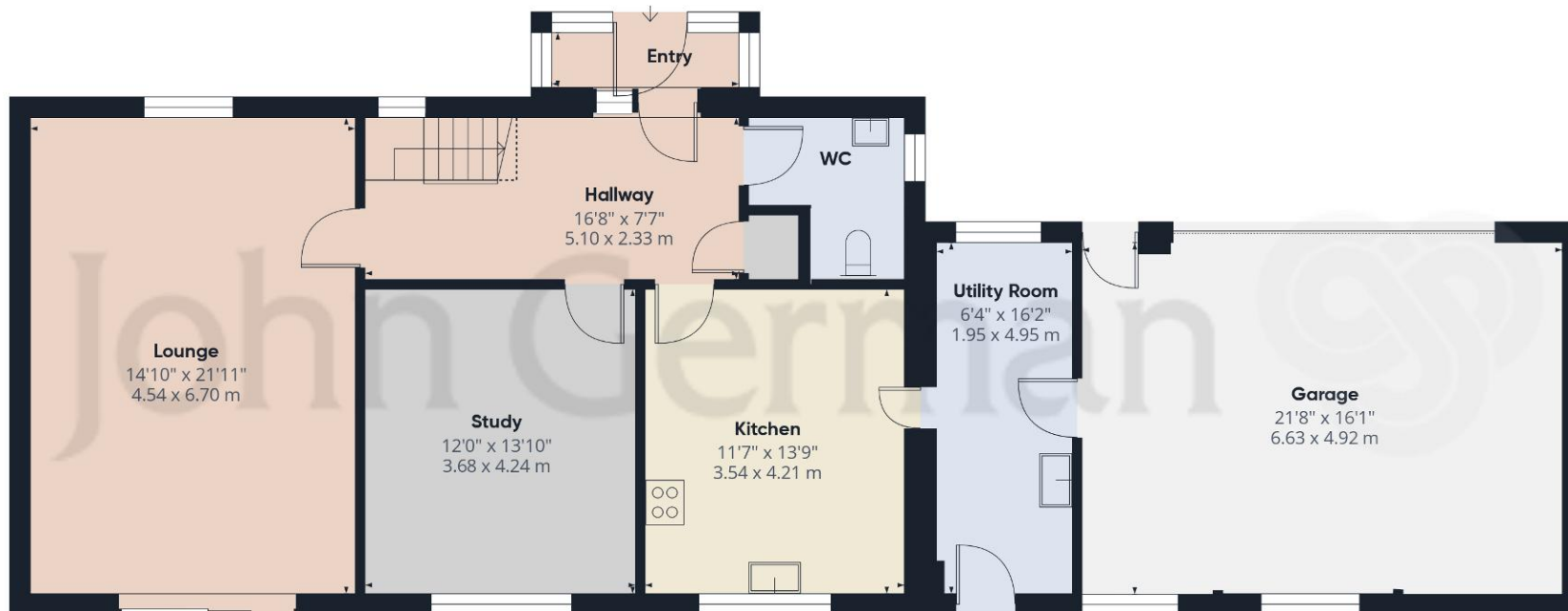
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

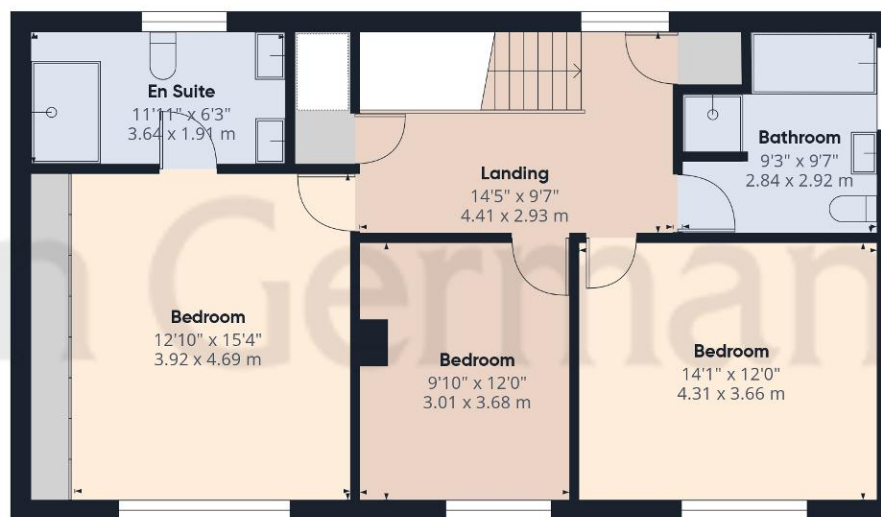
Our Ref: JGA/23052025







Ground Floor



Floor 1

Approximate total area^m

2128 ft²

197.9 m²

Reduced headroom

11 ft²

1 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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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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