

Knowle Road

Stafford, ST17 0DN

John German



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£985,000



An executive detached family residence located on one of Stafford's most prestigious roads offering over 4,000 square feet of generous accommodation.

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This unique, beautifully appointed individually designed detached family home, is built and finished to a very high standard. The Laurels sits proudly on Knowle Road which is one of Stafford's most sought-after locations due to its proximity to a range of nearby shops and local amenities, as well as being well placed for Cannock Chase - an area of outstanding natural beauty and a haven for wildlife. For families, the local schooling is excellent, and this property falls within the catchment area for Oakridge Primary School and for secondary education, the highly regarded Walton High School. Stafford's town centre is home to a range of supermarkets, high street shops, bars and restaurants, in addition to its own railway station offering regular services to destinations such as London Euston taking approximately 1hr 20mins. Junctions 13 and 14 of the M6 also provide direct access into the national motorway network.

Internally the property is approached via a large block-paved in and out driveway providing extensive off-road parking and access into the garage with an electrically operated roller door. The front of the property has entrance pillars made with Spanish granite and the infill to the fascia is made of Indian Paradiso granite. The entrance door opens into the stunning hallway providing an impressive introduction to the home with polished tiled Italian flooring with underfloor heating and a galleried landing directly above with large roof lantern allowing natural light to flood the hallway. From the hallway to your right is the family room which is a lovely entertaining space with a useful storage cupboard, two feature windows looking into the dining room and Amtico flooring which continues through into the kitchen having an extensive range of matching high gloss wall and base units and a variety of integrated kitchen appliances. The kitchen and utility have Spanish granite worktops and upstands with ceramic inset sinks. A door leads into the utility room with space and plumbing for a washing machine and tumble dryer along with doors to the front and rear of the property.

Across the hall is the spacious and well-proportioned living room, accessed via large double doors with glass inserts and a focal log effect Stove range gas fire with solid granite surround and a handmade Derbyshire stone fire surround. There are dual aspect windows and doors leading into the conservatory that has part exposed brick walls and a five bi-folding doors looking out and giving access to the garden.

The dining room has Amtico flooring, two windows to the side aspect plus a window and door into the office which also has Amtico flooring. UPVC double glazed French doors lead out the office to the rear garden.

Off the dining room, a door gives access to stairs that lead down to the basement level which has a large versatile room currently being utilised as a games room but could be used for a range of different purposes such as home cinema or even gym.

From the hallway the open staircase leads to a feature balustrade surround and stunning first floor galleried landing having a large, glazed roof lantern. There are five generously sized double bedrooms, all of which benefit from their own en-suite. The master suite also has its own dressing area while the other four bedrooms benefit from fitted wardrobes. Completing the first floor is the family bathroom having a suite incorporating both a bath and separate shower.

Outside to the rear of the property is an outstanding garden that has been lovingly maintained and landscaped. A beautiful ceramic granite tiled patio is perfect for outdoor dining and entertaining giving access to a superb glass garden room with fully sliding doors and electronically opening roof. Beyond this is a large lawn with gravelled bed housing a garden fountain made of solid granite. There are a variety of plants, trees and shrubs plus a garden shed.

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(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 E

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

Our Ref: JGA/30062025

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.

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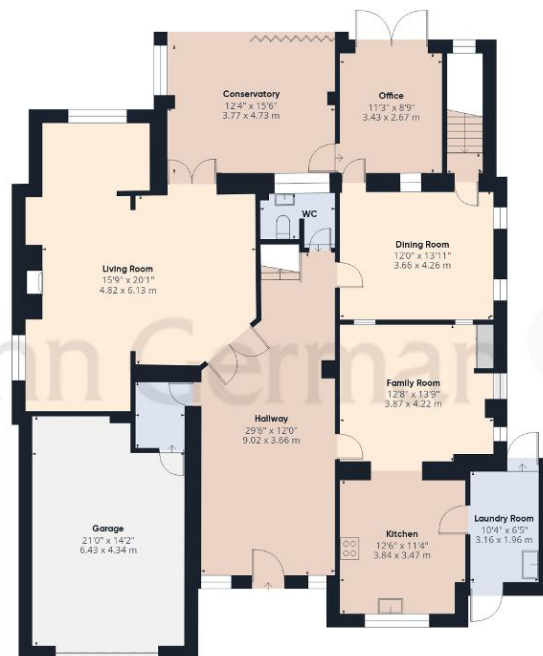




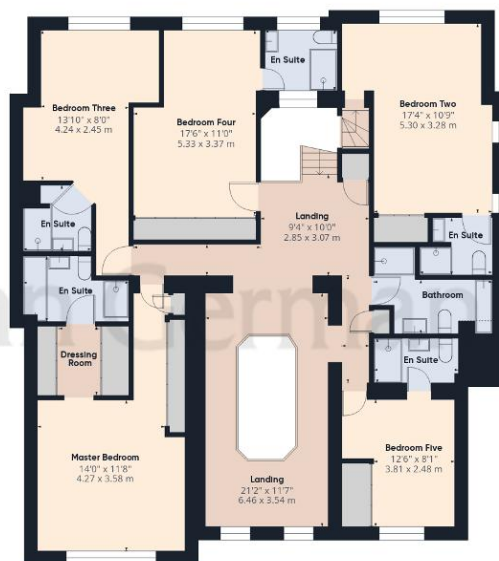




Floor -1



Ground Floor



Floor 1

Approximate total area⁽¹⁾

4005 ft²

372.2 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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