

# Porlock Avenue

Stafford, ST17 0HT

John German



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Offers in Region of £440,000

A superb extended detached house occupying an impressive corner plot with spacious garden and additional parking at the rear, situated in an exceptionally popular area.



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Step inside the reception hall with stairs rising to the first floor with a useful understairs cupboard below. Leading to a guest's cloakroom having a WC and wash basin.

The extended and very spacious lounge and dining area has patio doors to the lovely rear garden.

The superb kitchen has an extensive range of attractive units with contrasting granite work surfaces incorporating a sink and drainer, an integrated five burner gas hob with extractor canopy above and glass splash plate, double oven, microwave, washing machine and dishwasher. There is downlighting and Karndean flooring.

Completing the ground floor is a particularly useful ground floor bedroom which has professionally fitted workspace units, a vertical radiator and air conditioning unit.

On the first floor there are four bedrooms and an excellent and beautifully appointed bathroom comprising bath, separate shower with both conventional and waterfall heads, a wash basin and WC set into an integrated unit with cupboards and drawers in addition to a wall mounted bathroom cabinet with mirror, a chrome vertical radiator and contrasting mix of tiling and splash plates.

Outside - The property stands back from the road beyond a drive and a gated side entrance leads to a particularly lovely and spacious lawned rear garden that enjoys a variety of established beds. There is also an additional gated parking area.

This exceptionally popular location is convenient for the amenities at Bodmin Avenue and within walking distance to schools of all ages.

**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 land registry document refers to rights and covenants, a copy is available upon request.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24072025

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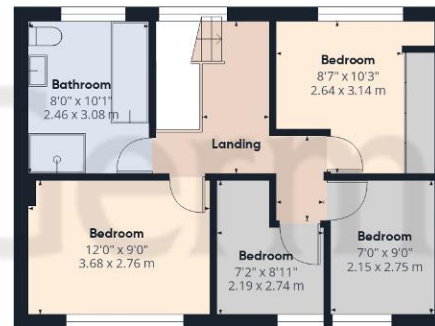


Ground Floor

Approximate total area<sup>(1)</sup>

1379 ft<sup>2</sup>

128.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



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#### Agents' Notes

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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.

**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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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