

Gillingham Crescent

Castlefields, Stafford, ST16 1AN

John German



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Offers over £400,000

A superbly presented and vastly improved detached family home nestled down a quiet cul-de-sac within the popular Castlefield's area of Stafford.



This superbly appointed four-bedroom detached family home sits proudly on a corner plot on Gillingham Crescent within the Castlefields development in Stafford. The property is conveniently located only a short distance from Stafford's rail station that offers regular services to London Euston taking approximately one hour and twenty minutes. Nearby road links include junctions 13 and 14 of the M6 motorway. The county town of Stafford has a selection of high street shops, restaurants, bars and much more along with road links including Junctions 13 and 14 of the M6 providing direct access into the national motorway network and M6 toll road. For schooling this detached family home falls in the catchment areas for Castlechurch Primary School and King Edwards VI High School.

Internally the property comprises of entrance door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and a door opening into the living room. The living room is a well-proportioned reception room with UPVC double-glazed walk-in bay window to the front aspect fitted with shutters, carpeted flooring, two ceiling light points and double doors opening into the kitchen/diner. The recently re-fitted open plan kitchen/diner is fitted with a contemporary range of matching wall and base units with fitted contrasting worksurfaces over, and a range of integrated kitchen appliances, there is a UPVC double glazed window overlooking the rear garden, UPVC double glazed sliding doors opening out to the garden patio area, spotlights to the ceiling, laminate wooden effect flooring, a useful understairs storage cupboard and doors off to both utility rooms. This detached family home has the added benefit of not one but two utility rooms, the first has space and plumbing for a washing machine and tumble dryer, both wall and base units, door leading out to the rear garden, spotlights to the ceiling, laminate wooden effect flooring and door leading into the guest WC. The second utility room has been created by converting the original garage to an additional utility/kitchen space with various storage units, space for an undercounter fridge and a door leading into the garage store.

Upstairs there are four well-proportioned double bedrooms, three of which benefit from fitted wardrobe space and the master has a recently re-fitted luxury en-suite shower room. The re-fitted modern family bathroom comprises of white panelled bath with mains shower over, low level WC, wash hand basin, spotlights to the ceiling and an obscured UPVC double glazed window to the rear aspect.

Outside to the front of the property is a large block-paved double width driveway providing ample off-road parking and access into the garage store with up and over door, there is a pleasant side garden and a side gate leading into the fully enclosed landscaped rear garden with a large paved porcelain patio seating area, lawned garden and a variety of plants and shrubs. The garden also benefits from a wrap around private side area which is currently used to house a hot tub, this area could equally be used to construct an external home office as power is available.

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

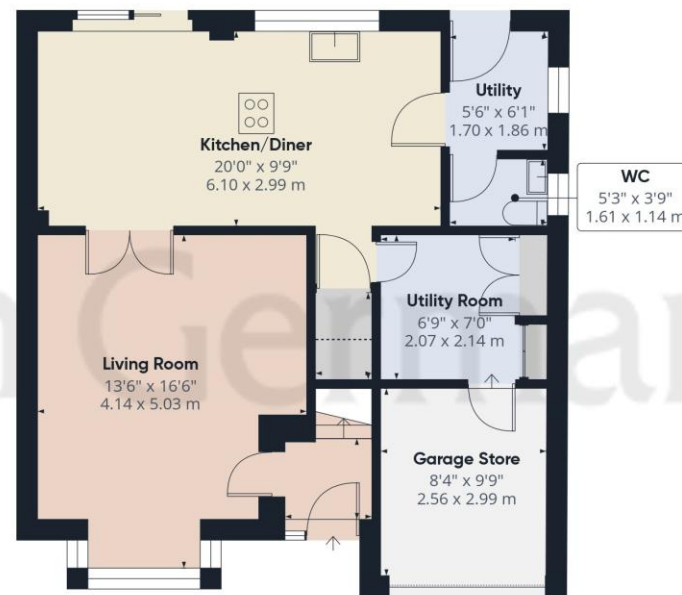
Our Ref: JGA09092025

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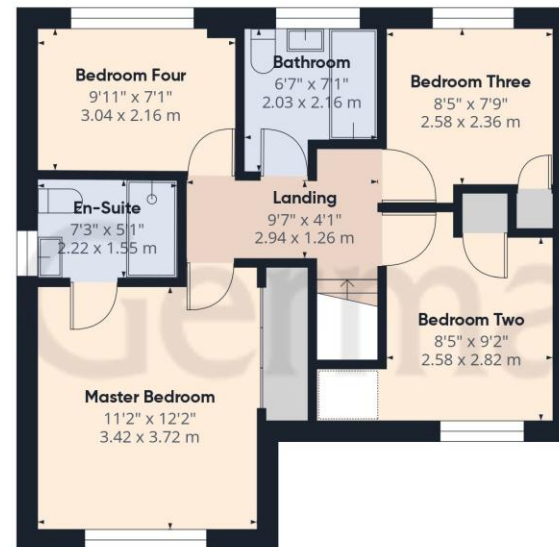
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1162 ft²
108.1 m²

Reduced headroom

6 ft²
0.5 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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