

Redfern Rise

Haughton, Stafford, ST18 9NU

John German



John German



Redfern Rise

Haughton, Stafford, ST18 9NU

£399,950

An exceptional modern detached house that has been considerably improved and is presented to a particularly high standard complemented by a lovely private garden, situated in a delightful location within the popular village of Haughton.



Accommodation - An enclosed entrance porch has a modern built in cupboard and tiled floor. This opens into the reception hall which again has a tiled floor that extends into the cloakroom having a WC and wash basin. The elegant lounge is dual aspect including double French style doors to the rear terrace and garden. A splendid range of modern fitted units extend full width to one wall with a superb remote control electric log effect fire above. The impressive breakfast dining kitchen has an extensive range of grey units with quartz worksurfaces that extend into a drainer incorporating a recessed one and a half bowl sink along with a further peninsular unit which has contrasting darker grey units and the continuation of the quartz worktop that extends into a breakfast dining bar that houses a Neff induction hob. Other integrated appliances comprise an oven, microwave, fridge/freezer and dishwasher. Double doors open to a superb orangery which has a tiled floor and a very spacious living and dining area, fitted blinds to the glass roof and bi-folding doors opening to the sun terrace and garden beyond. An adjacent utility room has a range of units incorporating a stainless steel sink and drainer, space and provision for a washing machine along with a professionally fitted dog wash.

The first floor landing has an airing cupboard and doors off to four bedrooms. The principal bedroom has access to a simply stunning 'Jack and Jill' bathroom having exquisite wall tiling and featuring a spacious walk in shower with both conventional and waterfall heads, a tiled recess for toiletries, an oval bath with freestanding shower, wash basin set onto a modern unit with drawer beneath, WC, vertical radiator and downlighting. There are three further bedrooms - bedroom two has contemporary fitted units, bedroom three has professionally fitted bespoke bunk beds and a desk unit and bedroom four is currently used as a dressing room fitted with a comprehensive range of bespoke units.

Outside - A shared private drive leads to the property's own drive that is capable of parking two cars. Gated side access leads to the rear which has a deep paved sun terrace with lawn beyond surrounded by established borders and a shed.

Haughton is an exceptionally popular village within easy access of both the county town centre of Stafford and also the market town of Newport. Stafford has 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.

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. There is a shared private drive, the annual fee is currently approx £285.

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

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable

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

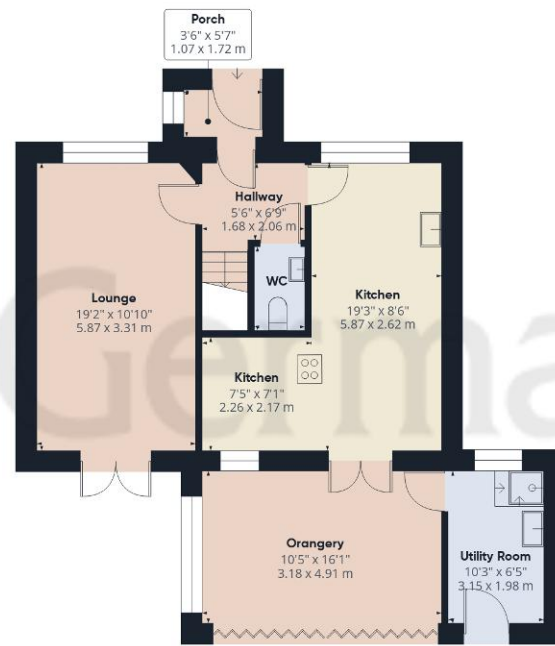
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102025

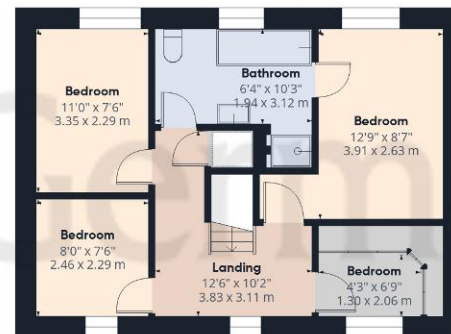
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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^m

1246 ft²

115.6 m²

(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.

GIRAFFE 360



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.

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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



