



12 Bupton Road, Stafford, ST18 0EF

Set on the rural borders of the market town of Stafford on a popular modern development is this attractive detached home, benefitting from beautifully presented interiors, three good sized bedrooms and outside space including parking, a single garage and a bespoke garden room providing an ideal work-from-home space. Completed around 5 years ago by the reputable Redrow Homes, this immaculately maintained home features thoughtful design features such as impressive tall ceilings and quality bathroom and kitchen fittings, alongside a well proportioned layout, additional fitted wardrobes and a landscaped rear garden. The reception hall leads into a spacious lounge, fabulous dining kitchen and cloakroom, with three bedrooms, a master en suite and family bathroom. Outside, there is parking to a private drive as well as access into a single garage, and the rear garden is laid to an expansive terrace with arbour, artificial lawns and a log cabin style garden room, being an ideal entertaining space or

home office. The property is serviced by mains gas central heating and double glazed windows, and retains a further 4+ years NHBC warranty.

The property is set on a popular modern development just 2 miles from the centre of the vibrant market town of Stafford. There is a selection of local amenities nearby including shops, pubs supermarkets and leisure/sports centres, with the property residing with the catchment area for Veritas Primary and the highly regarded Walton High School. An ideal location for commuters, Stafford has a main line rail station offering regular services throughout the UK including all major cities, Junction 13 of the M6 is also close by and Manchester Airport can be reached in around an hour. On the doorstep are canal and riverside walks as well as Cannock Chase, an area of outstanding natural beauty, being home to National Trust's Shugborough Hall and Estate.



- Modern Detached Family Home
- Approx 5 Years NHBC Warranty
- Desirable Setting with Open Aspect to Front
- Lounge, Reception Hall & Cloakroom
- Open Plan Dining Kitchen
- Three Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Landscaped Rear Garden
- Superb Garden Room/Home Office
- Single Garage & Parking for Two
- Desirable Modern Development
- Well Placed for Commuter Routes, Local Amenities & Leisure Pursuits

Reception Hall 4.63 x 1.2m (approx. 15'2 x 3'11)
A composite entrance door opens into this spacious hallway, having LVT flooring and stairs rising to the first floor accommodation with storage beneath. Doors open into the **Dining Kitchen** and:

Lounge 4.67 x 3.48m (approx. 15'3 x 11'5)
A beautifully presented and generously

proportioned reception room, having a window to the front with pleasant views towards surrounding countryside

Dining Kitchen 5.63 x 3.7m (approx. 18'5 x 12'2)
A beautifully appointed space having a contemporary range of wall, base and full height units with complementary work surfaces over, with integrated appliances including dishwasher, double oven, gas hob and fridge freezer. There is a double width pantry cupboard, and LVT flooring extends into the dining area, with double doors and full height windows overlooking the landscaped rear garden

Cloakroom

Fitted with wash basin and WC, with LVT flooring and an obscured window







Stairs rise to the first floor **Landing**, having access to the loft, a window to the side and doors opening to the **Airing Cupboard** and into:

Master Bedroom 3.62 x 3.43m (approx. 11'10 x 11'2)
A spacious principal bedroom having a window to the front with a pleasant open outlook and private use of:

En Suite 2.51 x 1.28m (approx. 8'2 x 4'2)
Comprising a modern suite having a pedestal wash basin, WC and double shower, with tiled flooring, a window to the side and a chrome heated towel rail

Bedroom Two 3.48 x 3.37m (approx. 11'5 x 11'0)
Another good sized double room, having a window to the rear and two double fitted wardrobes



Bedroom Three 3.52 x 2.17m (approx. 11'6 x 7'1)
Currently used as a dressing room, having a window to the rear and a range of fitted wardrobes and storage

Family Bathroom 2.64 x 2.11m (approx. 8'7 x 6'11)
Fitted with wash basin, WC and bathtub with a shower unit over, with tiled flooring, a heated towel

rail and a window to the front. A door also opens to a large storage/laundry cupboard







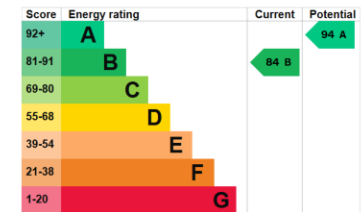
Outside

The property is set on the borders of this popular development, being within easy reach of nearby amenities, Stafford town centre and surrounding countryside. There is a pleasant open outlook to the front, and a private drive to the side aspect provides parking for two vehicles as well as a **Single Garage**

Rear Garden

Extending to a generous size, the rear garden has been landscaped to create a paved terrace with arbour and raised artificial lawns, as well as having exterior lighting and a water point. There is gated access onto the driveway and a door opens into the:

Garden Room 4.18 x 3.18m (approx. 13'8 x 10'5)
 This bespoke designed log cabin style garden room provides an ideal exterior entertaining space or home office, having power, lighting, fitted seating and a wood burning stove



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