







**\*\* TWO BEDROOM SEMI-DETACHED HOME \*\* PEACEFUL REAR ASPECT VIEWS WITH SPACIOUS GARDENS \*\* GARAGE \*\* BLOCK PAVED DRIVEWAY \*\***

This delightful two-bedroom semi-detached residence is impeccably presented and situated within the sought-after Beaconside development. Its prime location offers convenient access to key commuter routes and is also conveniently close to Stafford Town Centre, county hospital and technology park. It boasts ample parking space for multiple vehicles, a single garage, and a private rear garden enjoying wonderful aspects over protected woodland views. Inside, you'll find an inviting porch, a spacious lounge, a kitchen with patio doors, two bedrooms, and a three piece family bathroom suite. County hospital and technology park.

Viewings strictly by appointment only.



 **ABODE**  
SALES & LETTINGS



## Porch

With a UPVC double glazed front entrance door leading into, UPVC double glazed window to the front elevation and meter cupboard housing the consumer unit, gas meter, and electric meter. Internal timber glass panel door leads to:

## Lounge

With the focal point of the room being the electric fireplace with a timber Adam style surround, UPVC double glazed box bay window to the front elevation, central heating radiator, TV aerial point, dimmer switch lighting, smoke alarm, and staircase rising to the first-floor landing. Internal door entries leads to:

## Kitchen/Diner

With UPVC double glazed sliding doors leading to the rear elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces. Integrated appliances include a four ring gas hob, extractor hood, oven/grill, stainless steel sink and drainer with mixer tap, dishwasher, and space for further freestanding undercounter white goods, central heating radiator, heat alarm, spotlight into the ceiling and Worcester Bosch central heating gas boiler.

## Landing

With a UPVC double glazed frosted glass window to the side elevation, smoke alarm, thermostat, panelled door entry leads to:



## Bedroom One

With a UPVC double glazed glass window to the front elevation, central heating radiator, a range of built-in fitted wardrobes with mirrored sliding fronts comprising hanging rails and shelving and LED downlighting to ceiling.











### Bedroom Two

With a UPVC double glazed window to the rear elevation overlooking lovely views over the open garden and greenery landscape, access into loft space via loft hatch, which is fully boarded with pull down ladders and electric lighting. The remainder of the bedroom consists of central heating radiator, useful over stairs cupboard, housing the hot water immersion tank with eye-level shelving, built-in wardrobe space comprising hanging rails.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, the bathroom features a three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath units with electric shower over, complementary tiling to wall coverings, towel rail, central heating radiator and spotlighting to ceiling.

### Garage

With up and over door to the front elevation and rear access door.



### Outside

The block paved double width driveway provides ample off road parking, leading up to the attached single garage with up and over door. Gated side entry leads to the rear. To the rear is an entertaining patio which enjoys peaceful views over the spacious gardens. The gardens are mainly laid to lawn with a mixture of hedging and timber fencing. The rear aspects showcase a tranquil treeline with woodland views.







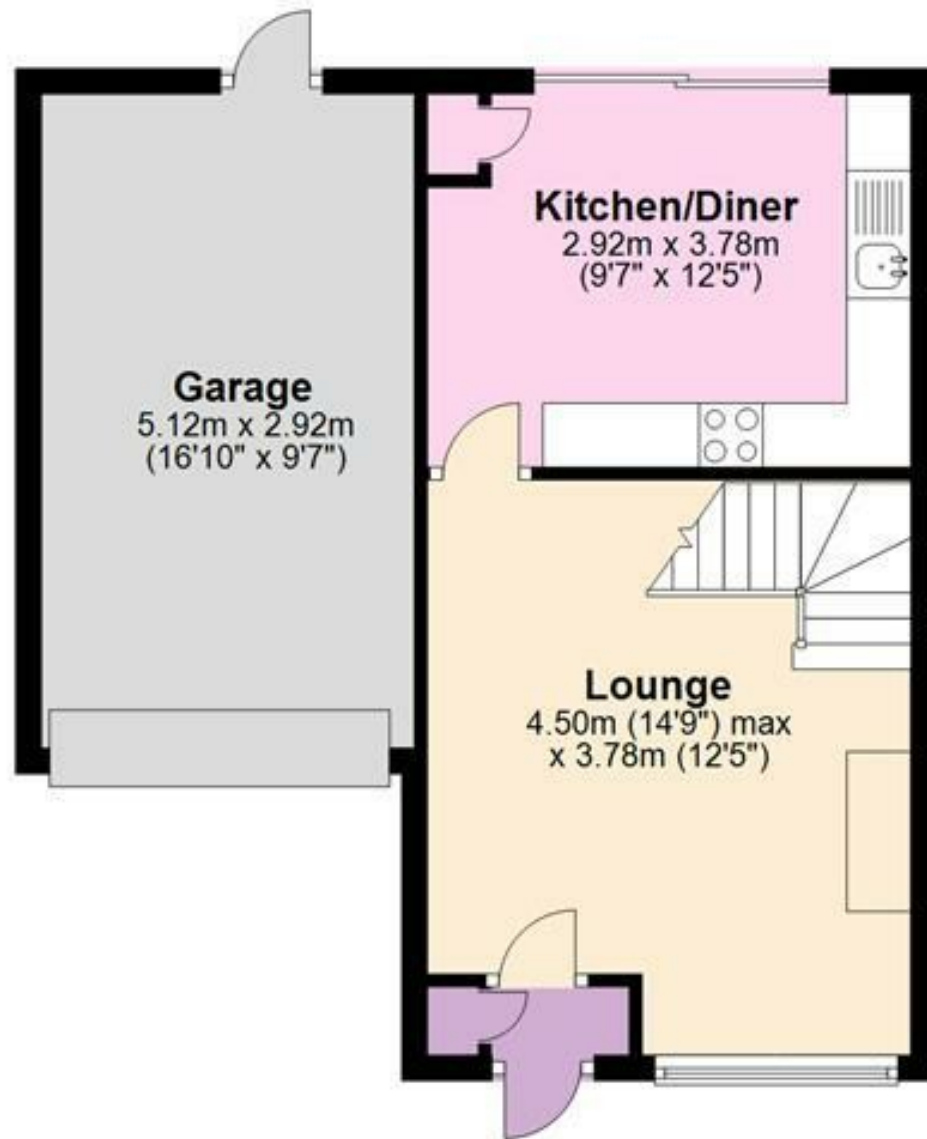






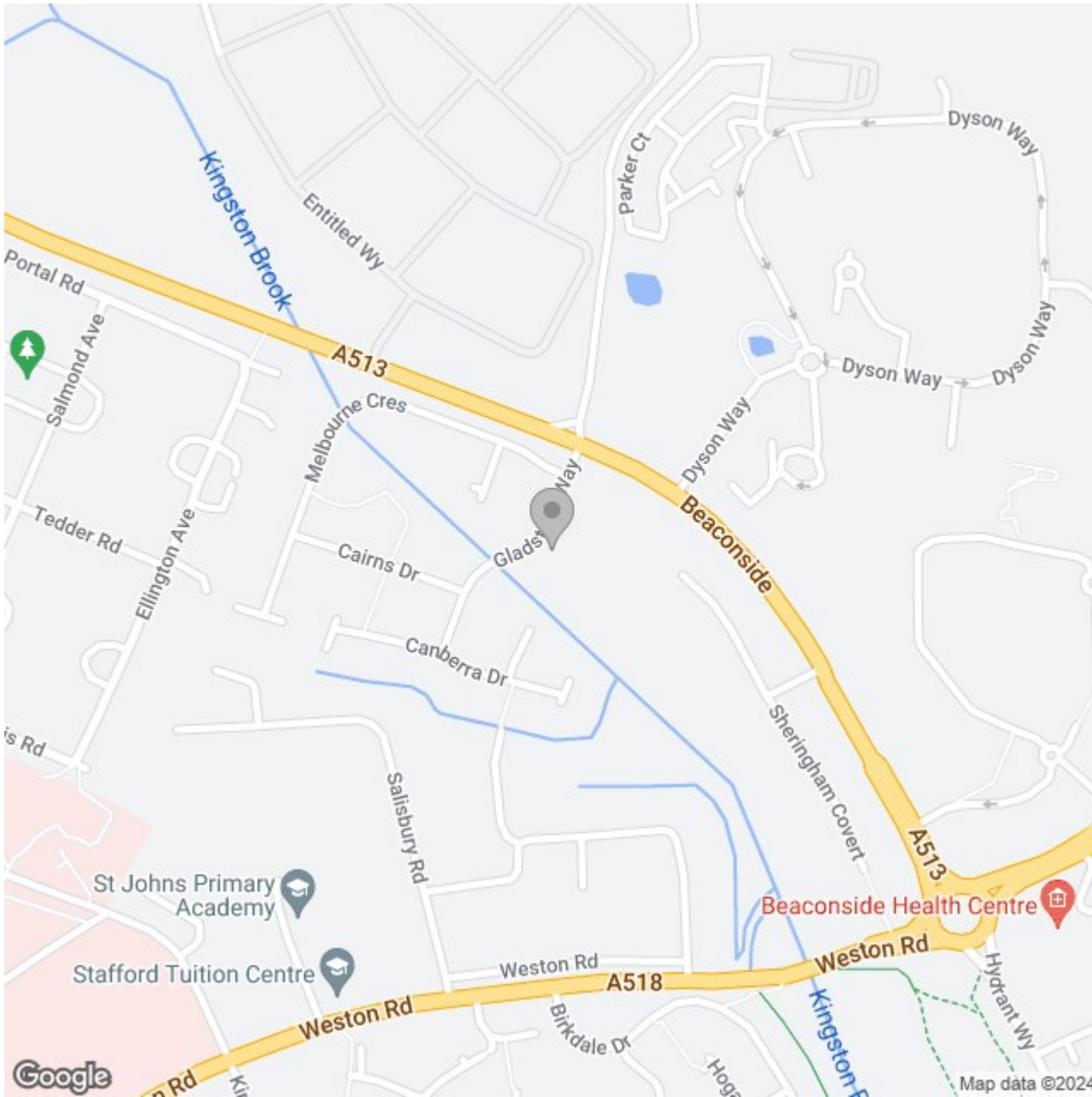
# Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon. Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	