ABODE
SALES & LETTINGS

Stafford Road, Staffordshire, ST14 8DW

£550,000



https://www.abodemidlands.co.uk







** STUNNING GARDENS ** PERIOD HOME **
ABUNDANCE OF OFF ROAD PARKING **

Windfield House on Stafford Road is an immaculately presented, bay-fronted detached period property built in 1929, offering spacious and elegant family accommodation that has been recently renovated by the current owners. Set within a generous plot, the home features a striking entrance hallway with original Minton tiled flooring and a beautiful balustrade staircase. The ground floor includes a bright lounge with stained glass bay windows and an open fireplace, a charming dining room with window seats and period features, a well-equipped breakfast kitchen overlooking the garden with integrated appliances and a walk-in pantry, a stylish cloakroom, and a stunning hardwood conservatory with panoramic garden views. Upstairs, the landing leads to three well-proportioned bedrooms, each with characterful details and ample storage, along with a contemporary family bathroom. Outside, the property boasts attractive lawns to the front, side, and rear, useful outbuildings including utility space and storage, a driveway for multiple vehicles, and a detached garage. Situated in a sought-after location within easy reach of Uttoxeter's amenities and transport links, this exceptional home perfectly balances period charm with modern convenience.

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Entrance Hallway

Accessed via an original stained glass timber front door, the impressive entrance hallway sets the tone for the rest of the home with elegant Minton tiled flooring and a striking balustrade staircase rising to the first-floor landing. Period wall panelling adds character, while a central heating radiator and telephone point offer modern convenience. A useful under-stairs storage cupboard with coat hooks provides practical storage space. Internal timber panelled doors lead off to the main reception rooms.

Lounge

A beautifully appointed lounge filled with natural light from two charming stained glass bay windows to the front elevation. The room boasts timber panel flooring throughout and a stunning focal point open fireplace with a tiled hearth and an elegant timber Adam-style mantel and surround. Further features include a central heating radiator and a TV aerial point, creating a warm and inviting living space ideal for relaxing or entertaining.

Dining Room

A characterful and spacious dining room featuring a glazed window to the front elevation and a beautiful stained glass bay window to the side, complete with charming built-in window seats. The focal point of the room is the elegant open fireplace with a tiled hearth and a classic timber Adam-style mantel and surround. Additional features include ceiling coving and a central heating radiator, creating a warm and inviting setting ideal for both family meals and formal entertaining.



Kitchen/Diner

A well-appointed kitchen enjoying views over the rear garden through two glazed windows, featuring tiled flooring throughout and a central heating radiator. The space is fitted with a comprehensive range of matching base and eye-level storage cupboards and drawers, including display cabinet units and stylish wood block drop-edge preparation work surfaces. Integrated appliances include a five-ring stainless steel range cooker with built-in extractor, a Belfast ceramic sink with chrome mixer tap, and a built-in fridge and freezer. A useful walk-in pantry cupboard with eye-level shelving provides excellent additional storage




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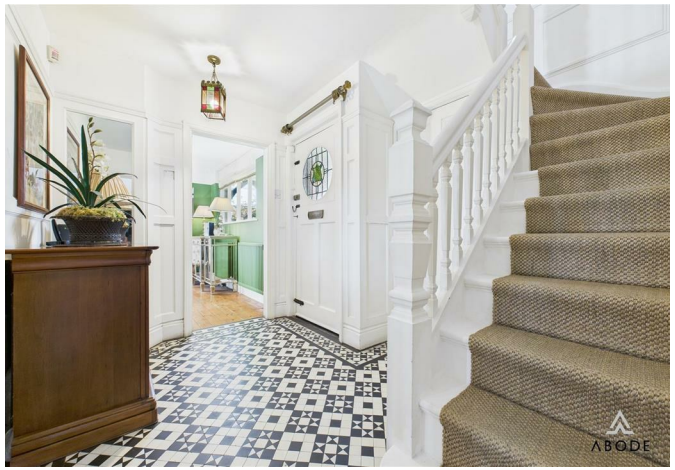

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Cloakroom/W.C.

A stylish and practical ground floor cloakroom, finished with tiled flooring throughout. Comprising a low-level WC with bottom flush, a contemporary floating wash hand basin with chrome tap fittings, and a tiled splashback, this space offers both functionality and modern design.

Conservatory

Constructed in hardwood on a dwarf brick wall, this stunning garden room features tiled flooring, a glass roof, and double-glazed windows to the rear and side elevations, offering breathtaking views of the beautiful garden. With French doors to the rear, a side access door, and a door leading into the main home, it's a bright, serene space perfect for relaxing and enjoying the outdoors all year round.

Landing

A welcoming landing area featuring a frosted-glazed window to the front elevation, stylish panelling to the walls, and access to loft space via a loft hatch, airing cupboard which also includes built-in shelving. Internal doors provide access to all bedrooms and the family bathroom.

Bedroom One

A generously sized double bedroom with a double-glazed window to the front and a charming bay window to the side elevation, allowing for an abundance of natural light. The room benefits from two central heating radiators and an extensive range of built-in wardrobes offering ample hanging and shelving space.

Bedroom Two

This bright and airy bedroom features a double-glazed stained glass window to the front elevation, panelled flooring throughout, and a central heating radiator, creating a comfortable and stylish space.

Bedroom Three

The traditional family bathroom is fitted with a frosted glass window to the rear elevation and a contemporary grey three-piece suite comprising a low-level WC, pedestal wash hand basin with chrome tap fittings, and a bath with a rainwater showerhead, chrome fixtures, a glass screen, and complementary wall tiling. A tiled radiator completes the space.

Outbuildings

The property benefits from two useful outbuildings. The first features a frosted window to the rear elevation and houses the Worcester Bosch gas central heating boiler. It also offers water supply and plumbing, providing ideal space for freestanding white goods. The second outbuilding, formerly a coal store, offers excellent additional storage and also houses the property's gas meter.


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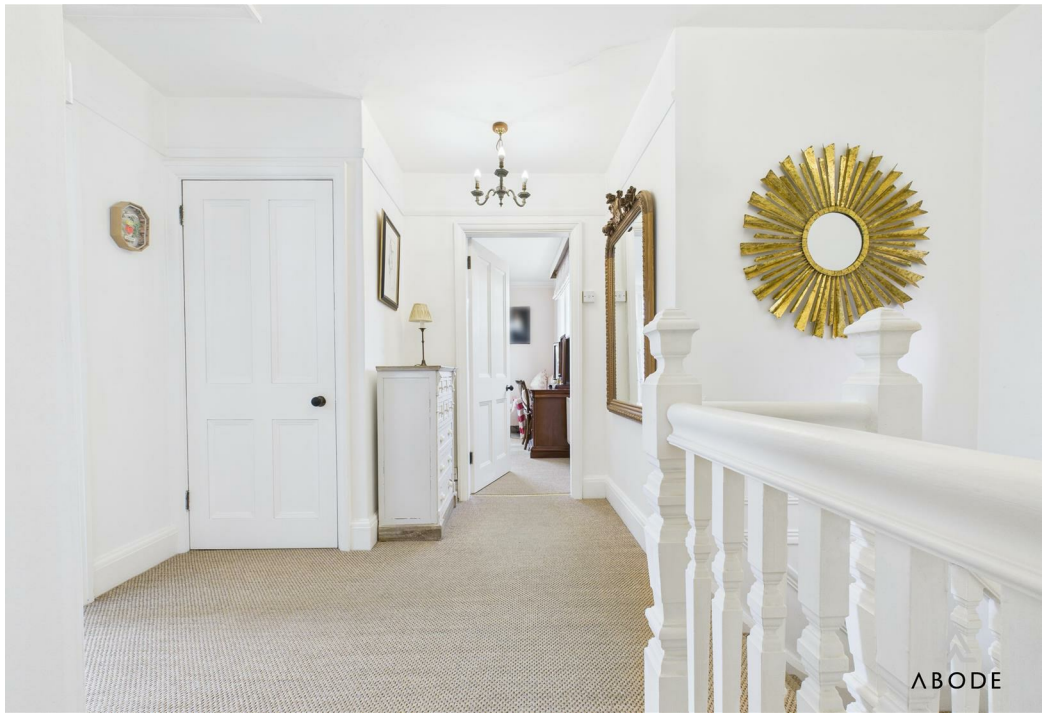

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Floor 0



Floor 1

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Approximate total area(1)

150.4 m²

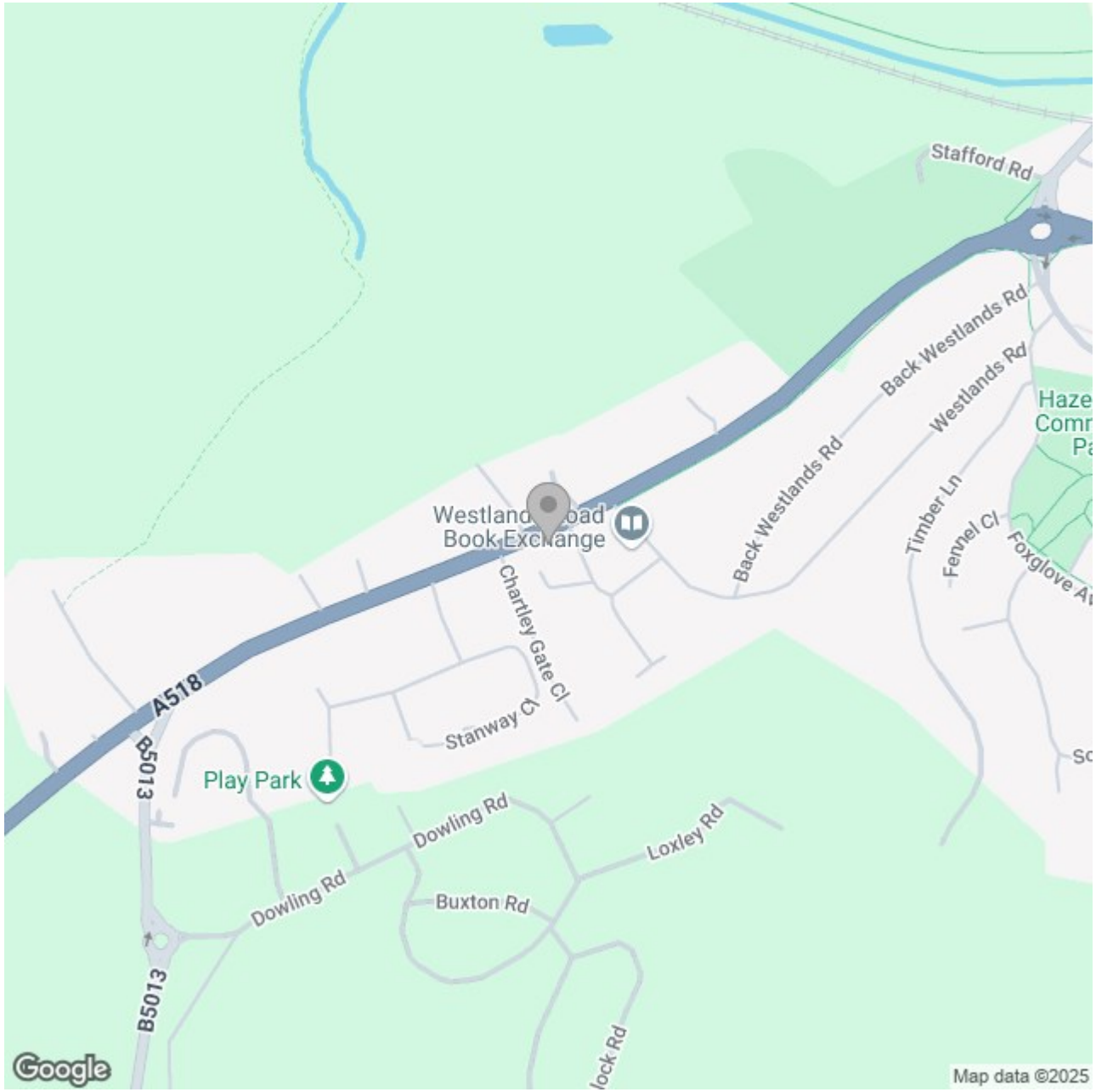
1619 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		72
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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