



£800,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **G**

Bednall Stafford

Kenderdine Close Bednall
Stafford Staffordshire



Experience luxurious living in this exquisite home, nestled within a coveted village and Walton High School catchment area. Set in an exclusive development of executive detached properties, this residence radiates elegance.

Upon entry, a hallway leads to a study, a spacious living room with a cast iron gas fire, and a cosy family room. The highlight is a breathtaking family, kitchen, dining room fitted with the highest of quality kitchens and seamlessly connecting to the garden. Additional features include a second kitchen/utility room, a luxurious shower room with WC and a Swedish-style sauna, and a garage ingeniously converted into a home gym catering to fitness enthusiasts. Upstairs, four double bedrooms, including a magnificent principal suite with an opulent en-suite and a luxury family bathroom, await. Outside, a block-paved driveway offers ample parking, while the rear boasts a sprawling private garden with a delightful garden room and bar, perfect for entertaining. This property invites closer inspection to truly appreciate its charm. Schedule your viewing today and prepare to be captivated.

- Extensive, Four Bedroom Executive Detached Residence
- Highly Desirable Village Location
- Luxurious En-Suite & Bathroom
- Huge Living Room, Cosy Family Room & Study
- Home Gym, Shower Room & Swedish Style Sauna
- Large Garden Plot with Bespoke Garden Room & Bar

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Vestibule 5' 0" x 6' 6" (1.53m x 1.99m)

Accessed via a double-glazed composite entrance door, this space showcases wood panelling on one wall, creating a practical bench seat with coat hooks above. Additionally, it features Amtico-style wood flooring and provides access to both a study and the main entrance hallway through adjoining doors.

Study 5' 0" x 6' 3" (1.52m x 1.90m)

Transform your home with a functional study area adorned with a bespoke desk and cabinets, complemented by the Amtico-style wood flooring. Enhanced a radiator and a double glazed window facing the front, this space invites productivity and inspiration.

Entrance Hallway

Step into and be greeted by this entrance hall featuring a radiator and luxurious Amtico-style wood effect flooring. Illuminated by recessed downlights, the space exudes a welcoming ambiance. Ascend the staircase, boasting an elegant glass balustrade, leading to the first-floor accommodation, where comfort and style await.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Living Room 28' 1" into bay x 15' 0" (8.57m into bay x 4.57m)

This expansive living space is adorned with a majestic gas-fired cast iron stove nestled within a marble surround, crowned by a tiled hearth below. Illuminated by the glow of recessed downlights, the room boasts a double-glazed bay window to the front elevation. Adding to its comfort, two radiators and a side-facing double-glazed window imbue the room with warmth and natural light. Completing the ensemble, a rear-facing double-glazed exterior door, flanked by two windows, beckons to the expansive garden plot beyond, inviting the outdoors in.

Family Room 11' 3" x 11' 2" (3.44m x 3.40m)

Behold a charming secondary lounge adorned with rear-facing double-glazed doors that gracefully unveil the garden beyond. Within, a comforting ambiance is maintained by the presence of a radiator, ensuring warmth and tranquillity throughout.

Magnificent Open Plan Family/Kitchen/Diner

The original kitchen space of this splendid family home has undergone a magnificent expansion, blossoming into a sprawling open-plan expanse that now encompasses:

Kitchen 12' 9" x 15' 5" (3.89m x 4.70m)

Step into this exquisite kitchen adorned with an array of contemporary base cabinets and wall units that seamlessly complement each other. At its heart lies a captivating breakfast bar island, boasting a Villeroy & Boch ceramic sink nestled within a pristine quartz work surface, complete with an integrated dishwasher. Here, culinary adventures unfold effortlessly, with ample space for a Range cooker accompanied by a sleek stainless-steel splashback and hood, alongside provisions for an American-style fridge freezer. Elegantly illuminated by under-cabinet and low-level LED lighting, this culinary sanctuary is further accentuated by recessed ceiling downlights, Amtico-style wood effect floor and a radiator. The space gracefully transitions into the adjoining family dining area, inviting warmth and conviviality into every corner.

Family/Dining Area 11' 10" x 15' 7" (3.60m x 4.74m)

Nestled at the heart of the home, the family dining area is graced with the timeless elegance of Amtico-style wood effect flooring, exuding warmth and sophistication. Above, a partially vaulted ceiling adorned with three skylight windows invites natural light into the space. Here, a symphony of indoor-outdoor connectivity unfolds: a side-facing double glazed window and twin sets of double glazed French doors, both to the side and rear, seamlessly beckon the garden's embrace indoors. Adding to the ambiance is a striking contemporary cast iron gas-fired stove. Truly, this space is not just for dining but for crafting memories amidst a setting of unparalleled charm and refinement.



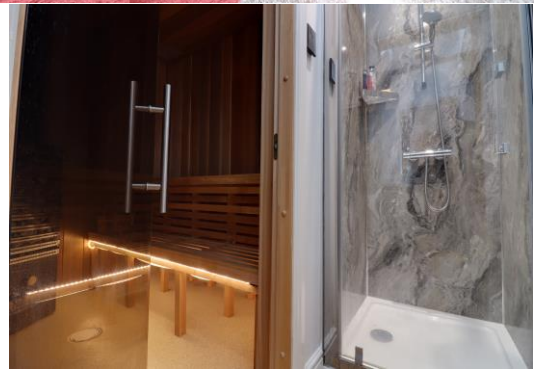


Second Kitchen/Utility 15' 7" x 9' 6" max (4.74m x 2.89m max)

Nestled within the bustling life of a dynamic family, this second kitchen emerges as an indispensable haven of functionality. Adorned with a contemporary set of units paired with Quartz countertops, it boasts a stainless steel sink with a mixer tap, seamlessly integrated oven, gas hob, and hood. Purposefully designed, it offers ample space for utility appliances, ensuring effortless domestic efficiency. Further enhancing its charm, the room embraces the warmth of wood effect flooring, recessed downlights, a radiator and towel radiator, double glazed window and a Velux skylight window.

Shower Room 2' 7" x 6' 6" (0.79m x 1.97m)

Adorned with a sleek contemporary shower cubicle complete with a mains mixer shower, this space boasts recessed downlights that cast a gentle glow over the wood-effect flooring. Adding a touch of elegance, a Velux skylight window floods the room with natural light. Not only does this area offer access to the sauna and guest WC, but it also combines modern aesthetics with functional convenience.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Guest WC 5' 1" x 3' 7" (1.56m x 1.08m)

Adorned with a modern suite, boasting a sleek vanity unit complete with a WC and wash hand basin paired with a stylish mixer tap. Enhanced with tiled walls and wood effect flooring.

Sauna 5' 10" x 4' 10" (1.78m x 1.47m)

An opulent enhancement to this residence is the Swedish-inspired sauna, meticulously crafted to exude unparalleled luxury. Adorned with sleek wood panelling and adorned with bench seating, this sanctuary boasts a modern hot stone effect heating system, elevating relaxation to an exquisite level of sophistication.

Gym 16' 1" x 16' 0" (4.89m x 4.88m)

The garage has undergone a remarkable transformation, emerging as a splendid home gym tailored to the needs of fitness enthusiasts. This space boasts expertly installed rubber gym floor mats, recessed downlights, and a double glazed window, all harmonizing to create an environment that inspires health and wellness.

First Floor Landing

Ascending the staircase unveils a bright landing adorned with a pair of double glazed windows that graciously invite daylight within and a radiator.

Master Bedroom 12' 6" x 15' 0" (3.82m x 4.56m)

Behold this expansive master bedroom suite, adorned with high quality fitted wardrobes gracing one side, accompanied by the comforting embrace of an air conditioning unit and a radiator. A double glazed window faces the rear elevation, inviting natural light and offering a serene view of the surroundings.

En-Suite Shower Room 10' 3" x 5' 10" (3.12m x 1.77m)

Indulge in the opulence of this lavish en-suite adorning the master bedroom, fitted with a contemporary suite. This room boasts a WC, complemented by his and hers matching vanity units featuring wash hand basins, crowned with LED mirrors above. Step into the spacious large open-ended tiled shower cubicle, equipped with a mains mixer shower for your ultimate comfort. Revel in the elegance of porcelain tiled flooring underfoot, while recessed downlights cascade a soft glow overhead. Additionally there is a heated towel radiator and a double-glazed window, gracing the rear elevation.

Bedroom Two 10' 11" x 14' 11" into wardrobe (3.32m x 4.54m into wardrobe)

Behold, a second generously proportioned double bedroom, adorned with built-in wardrobes. Complete with a radiator and a front-facing double glazed window, inviting in the gentle embrace of natural light.





Bedroom Three 11' 6" x 9' 4" (3.50m x 2.85m)

A third double bedroom, having a double glazed window to the rear elevation & radiator.

Bedroom Four 10' 4" x 8' 4" into wardrobe (3.16m x 2.53m into wardrobe)

This bedroom is adorned with premium fitted wardrobes a radiator and a rear-facing double glazed window.

Family Bathroom 6' 4" x 12' 5" (1.92m x 3.79m)

An impressive family bathroom boasting modern fixtures, featuring a WC, his and hers matching vanity wash hand basins with stylish mixer taps, and a large LED vanity mirror above, a panelled bath with mixer taps and shower attachment, and a generously-sized open-ended shower cubicle with mixer shower taps. The room is enhanced by tile-effect flooring, recessed downlights, a radiator, heated towel radiator, and a double glazed window at the rear elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Externally

Nestled upon a large plot, this home boasts a block-paved driveway that gracefully guides visitors to the entrance of the property. A side gate invites exploration into the sanctuary of the rear garden. Here, tranquility reigns within the spacious confines of an enclosed haven, predominantly adorned with lawns. A flagstone patio offers a delightful spot for entertaining, complemented by the presence of a substantial garden storage shed, completing this idyllic retreat.

Garden Room & Bar

Enter into a harmoniously designed external room where two interconnected spaces merge seamlessly. Step into the alfresco dining and entertaining area, where the ambiance is set by a splendid cast iron stove. Adjacent lies the enclosed bar and games room, adorned with a bespoke fitted bar and wooden bench seating.



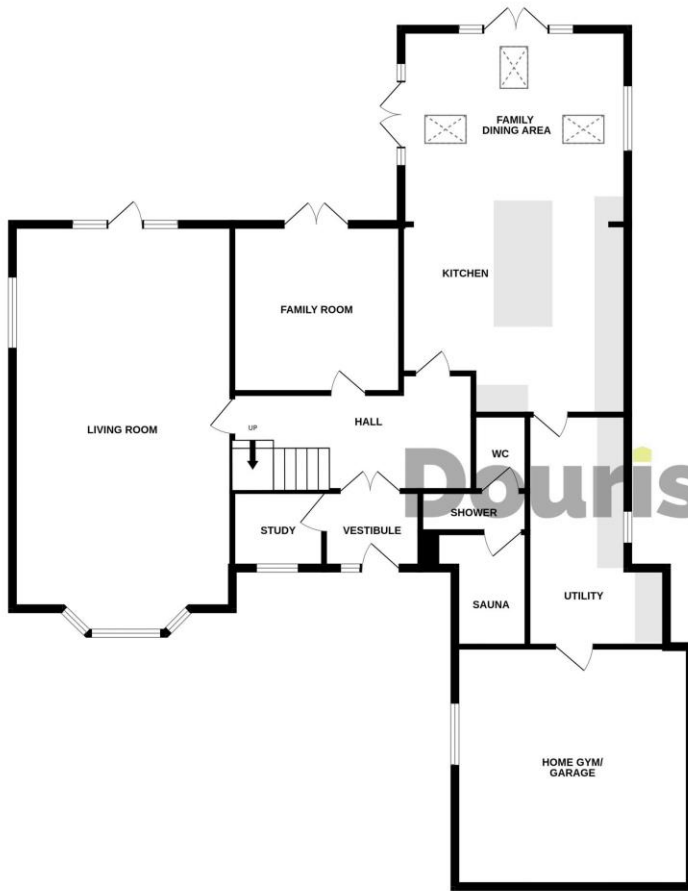
You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

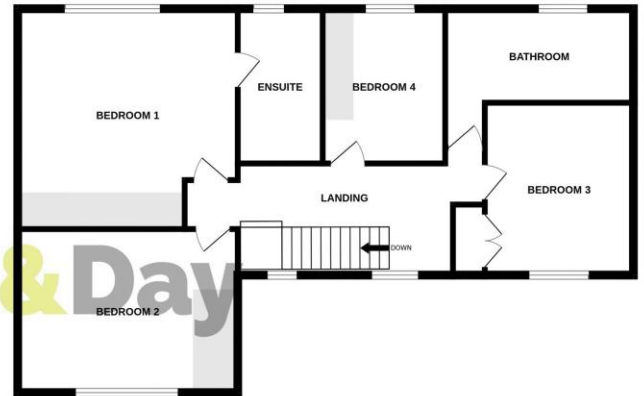
01785 223344

hello@dourishandday.co.uk

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71	81
England & Wales		EU Directive 2002/91/EC	
		www.epc.co.uk	



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk