



£435,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: E

Seighford Stafford

The Paddock Seighford
Stafford Staffordshire



Views Glorious Views! Discover the epitome of family living in this detached three-bedroom home, nestled in the highly regarded village of Seighford. Offering picturesque views of the rural countryside, this property is truly a haven for tranquillity seekers.

Step through the entrance porch, where you'll find a spacious hallway leading to a cozy living room, dining room, modern kitchen breakfast area, guest WC, and a convenient utility room—all on the ground floor. Upstairs, three generously sized double bedrooms await, including a ensuite to the master bedroom, along with a family bathroom—ensuring comfort and convenience for the whole family. Outside, the property impresses with a double-width driveway providing ample parking for multiple vehicles, complemented by an integral double garage. Meanwhile, the private rear garden offers a serene retreat, boasting idyllic views of the rural landscape. With its sought-after location and desirable features, this property is sure to attract significant interest.

- Three Bedroom Detached Family Home
- Three Double Bedrooms & En-suite To Master Bedroom
- Living Room & Spacious Dining Room
- Kitchen Breakfast, Utility Room & Guest WC
- Driveway & Integral Double Garage & Private Rear Garage
- Located In A Highly Regarded Village

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Entrance Porch

Accessed through a double glazed entrance door with double glazed side panels & double glazed windows to the side elevation, with a further double glazed entrance door leading through into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

Guest WC 2' 7" x 8' 8" (0.80m x 2.63m)

Fitted with a suite comprising of a low-level WC, and a wash hand basin set into top with chrome taps over & storage beneath. There is ceramic splashback tiling around the suite area, radiator, and a double glazed window to the rear elevation.

Living Room 12' 11" x 19' 11" (3.93m x 6.07m)

Having a gas fire set into the chimney breast with brick surround & granite hearth, two large radiators, two double glazed windows to the front elevation, and a double glazed French door to the rear elevation.

Dining Room 18' 4" x 11' 0" (5.60m x 3.36m)

A spacious dining room, having a radiator & double glazed window to the rear elevation.



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Kitchen 6' 8" x 19' 10" (2.02m x 6.05m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drain unit with chrome mixer tap over, and a range of appliances including electric oven/grill, electric hob with extractor hood over, and under-counter space(s) for further appliance(s). The kitchen also benefits from having tiled walls, a radiator, and two double glazed windows to the front elevation.



Utility Room 10' 8" x 7' 4" (3.25m x 2.23m)

Accessed from the double garage leading into the utility room which is fitted with base units & fitted work surface over incorporating an inset stainless steel sink/drain unit with chrome mixer tap with under-counter space(s) & plumbing for appliances. There is a double glazed window to the rear elevation, a double glazed door to the side elevation & radiator.

First Floor Landing

Having double glazed windows to both the side & rear elevations, a radiator, and internal door(s) off, providing access to;

Bedroom One 14' 3" x 10' 8" (4.34m x 3.26m)

A spacious double bedroom having a triple fitted wardrobe, a double glazed window to the front elevation, radiator, and a useful built-in cupboard. A further internal door leads through into the En-suite.



En-suite (Bedroom One) 7' 10" x 8' 11" (2.39m x 2.72m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with chrome taps & storage beneath, and a walk-in shower cubicle housing a mains-fed shower. The En-suite also benefits from having tiled walls, a double glazed window to the front elevation & radiator.

Bedroom Two 13' 1" x 10' 7" (3.99m x 3.22m)

A second double bedroom having a large built-in airing cupboard, a double glazed window to the rear elevation & radiator.

Bedroom Three 12' 10" x 8' 11" (3.90m x 2.72m)

A third double bedroom, having double glazed windows to both the side & rear elevations, and a radiator.



Bathroom 9' 2" x 5' 6" (2.80m x 1.68m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a walk-in screened shower cubicle housing a mains-fed shower. The bathroom also benefits from having part-tiled walls, two double glazed windows to the side elevation & radiator.

Outside Front

The property is approached over a double width asphalt driveway providing off-street parking for several vehicles and access to the main entrance door & garage. There is a large lawned garden area to the side of the driveway, and having gated access to the side elevation leading to the rear garden.

Garage

A spacious double garage having an electronically operated roller shutter garage door to the front elevation, an integral door leading into the Utility room, double glazed windows to the side elevation, power & lighting. There is also a further integral door which leads through into the Kitchen.

Outside Rear

A private & enclosed rear garden having a block paved patio seating area leading onto a well-manicured lawned garden area with a variety of established shrubs, plants & trees. There is a decorative gravelled area to the side, two garden sheds, and a further Pergola covered seating area.



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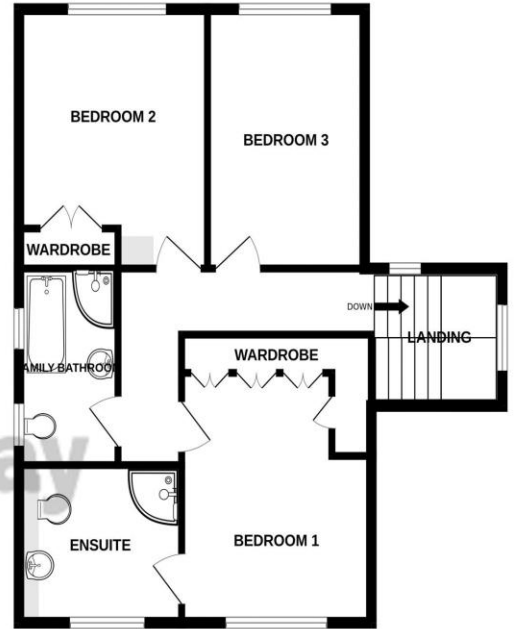
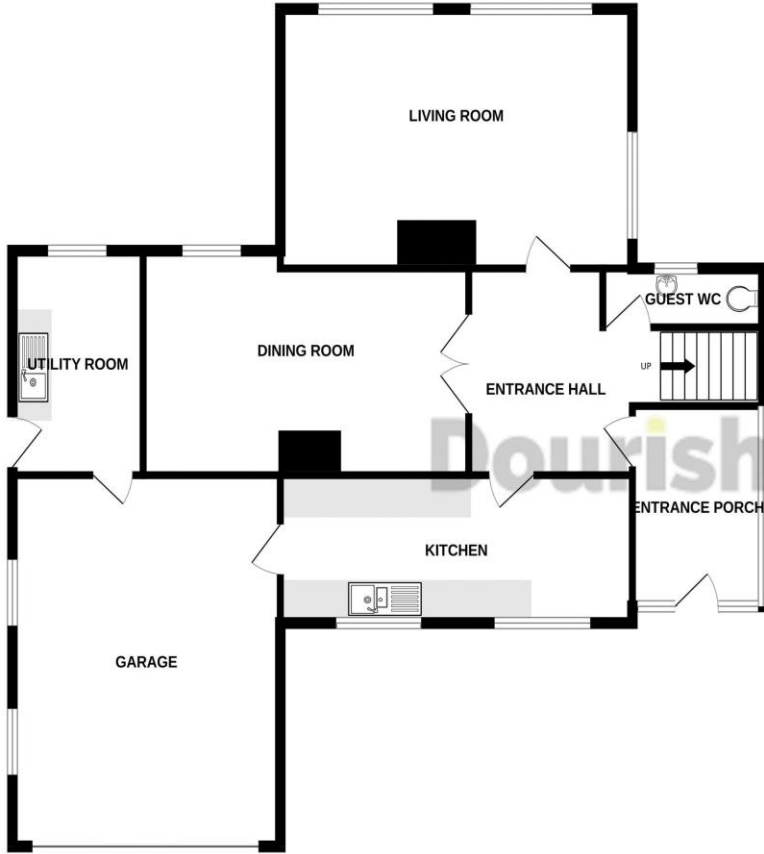
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GROUND FLOOR
1165 sq.ft. (108.2 sq.m.) approx.

1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 sq.m.) approx.

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		



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