



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: E

🏠 COUNCIL TAX BAND: E

Woodseaves Stafford

Newport Road Woodseaves
Stafford Staffordshire



Introducing this one owner from new detached family home, Built by the previous owners this beautiful characterful property is now on the lookout for its next owners to love and cherish just like the original owners did. Over four elevations enjoy spacious living for the whole family.

Internally comprising and entrance hall, office, guest WC, kitchen breakfast and utility on the middle floor. Descending to the ground floor you will find a spacious living room with a beautiful bricked fireplace and a dining room. Ascending to the second floor there are two double bedrooms and to the third floor there are a further two more double bedrooms with an ensuite to the master and a family bathroom. Externally the property is approached over a private driveway and has gated access to a large lawned garden and an additional sitting area to the side. So, pick up the phone and call us today to arrange your viewing appointment.

- Four Bedroom Detached Family Home
- Living Room, Office & Guest WC
- Kitchen, Utility, Family Dining Room
- Driveway, Garage & Large Private Rear Garden
- Located In A Highly Regarded Village
- No Onward Chain

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

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01785 223344

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Entrance Hallway

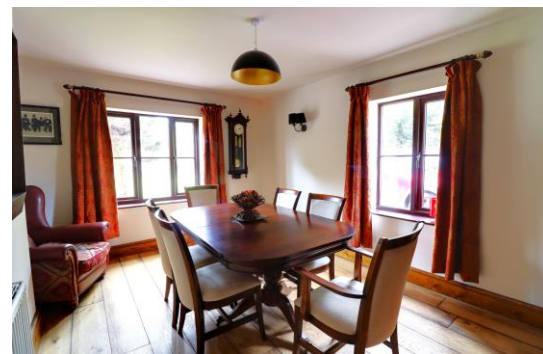
Accessed through a double glazed door at the front of the property, and having a staircase off, rising to the Second Floor Landing & accommodation, a second stairway leading down to the ground floor accommodation, a double glazed window to the front elevation. The hallway also benefits from having wood flooring & radiator.

Kitchen 10' 11" x 15' 8" (3.34m x 4.78m)

A good sized breakfast kitchen fitted with a matching range of wall, base & drawer units with fitted wood work surfaces over incorporating an inset twin bowl sink/drainers unit with mixer tap over. Appliances include a range cooker with an electric hob with extractor hood over & integrated refrigerator. There is slab tile flooring, a radiator, and double glazed window both the side & rear elevations.

Utility Room 5' 6" x 8' 0" (1.68m x 2.45m)

Fitted with a matching range of wall, base & drawer units with fitted work surface over and space & plumbing beneath for appliance(s). The room



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also benefits from having tiled slabbed flooring, a radiator, and double glazed window and door to the side elevation, leading to an external seating area and rear pedestrian access door to Garage

Home Office 10' 0" x 7' 11" (3.04m x 2.41m)

A versatile room, having a radiator, wood flooring, and a double glazed window to the side elevation.

Guest WC 2' 9" x 7' 10" (0.85m x 2.38m)

Fitted with a suite comprising of a low-level WC, and wash hand basin with chrome taps. There is tiled flooring, a radiator, and a double glazed window to the side elevation.



Ground Floor Lobby

Accessed from stairs leading down from the first floor entrance hallway, having a useful walk-in storage cupboard, wood flooring, and internal doors off, providing access to;

Living Room 12' 4" x 17' 8" (3.75m x 5.39m)

A spacious reception room featuring a large fireplace with timber mantel over and brick hearth. The room also has a radiator, wood flooring, and double glazed French doors opening out to the garden.



Dining Room 9' 7" x 14' 2" (2.92m x 4.32m)

A further spacious dual-aspect reception room, having wood flooring, a radiator, and double glazed windows to both the front & side elevations.

Second Floor Landing

A spacious landing having a double glazed window to the front elevation, a large walk in airing cupboard, radiator, and internal doors off, providing access to;



Bedroom Three 9' 0" x 14' 5" (2.75m x 4.40m)

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

Bedroom Four 10' 10" x 10' 7" (3.29m x 3.22m)

A fourth double bedroom having a double glazed window to the front elevation & radiator.

Third Floor Landing

Having internal doors off, providing access to;





Bedroom One 9' 11" x 15' 4" (3.01m x 4.67m)

A spacious dual-aspect double bedroom, having double glazed windows to both the front & side elevations, and a radiator.

En-suite (Bedroom One) 4' 10" x 7' 10" (1.48m x 2.40m) maximum room measurements

Fitted with a white suite comprising of a tiled shower cubicle housing a mains-fed shower, a pedestal wash hand basin with chrome taps, and a low-level WC. In addition, there is a radiator, tiled flooring, and a double glazed window to the side elevation.

Bedroom Two 12' 5" x 14' 2" (3.78m x 4.32m)

A second dual-aspect double bedroom, having double glazed windows to both the side & rear elevations, and a radiator.



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Bathroom 7' 5" x 7' 10" (2.25m x 2.40m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & hand-held shower attachment, a pedestal wash hand basin with chrome taps, and a low-level WC. The bathroom also has tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

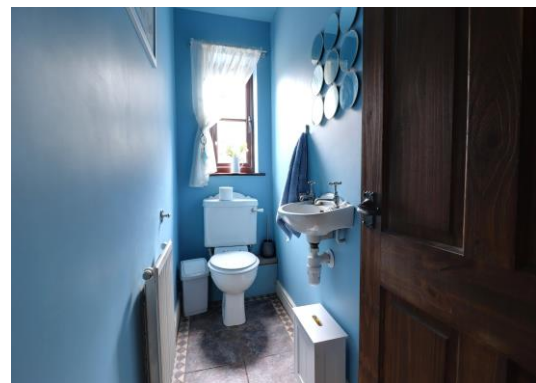
The property is approached over a large gravelled driveway providing ample off-street parking for several vehicles and access to the main entrance door & garage, with steps up to the entrance. There is gated access to seating area from the driveway through a second locked gate

Garage 17' 5" x 14' 11" (5.31m x 4.54m)

Having double timber garage doors to the front elevation, a glazed window to the side elevation, and a further pedestrian access door leading to an additional seating area. The garage also benefits from having both power & lighting installed.

Outside Rear

The private & enclosed rear garden which enjoys views of neighbouring rural fields & views, and is laid mainly to lawn with a variety of mature plants, shrubs & trees, and a paved patio seating area. The garden also includes a greenhouse, and has access to the side elevation leading to a further paved seating area located to the opposite side of the house which is where there is access to the Garage & Utility Room.



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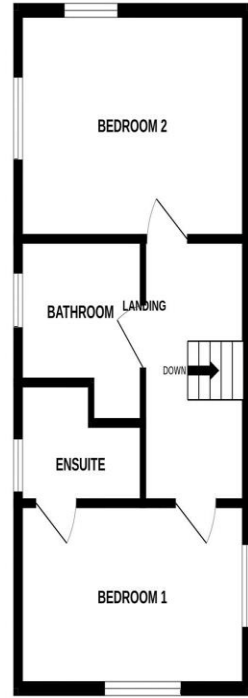
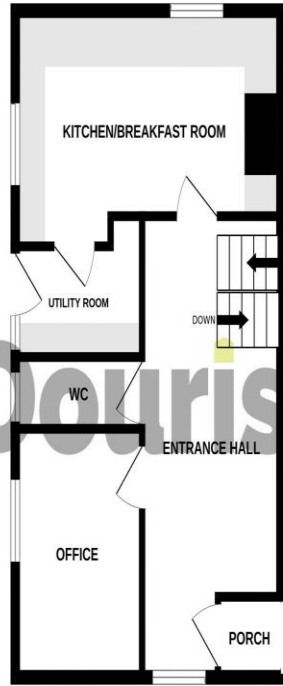
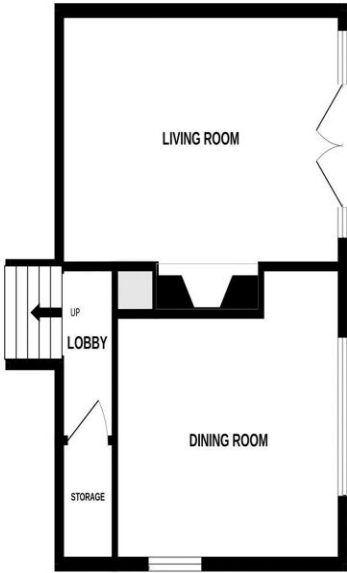
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GROUND FLOOR

FIRST FLOOR

2ND FLOOR

3RD FLOOR



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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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Energy Efficiency Rating		
Energy efficiency class	Current	Potential
92+1		
81-91	A	
69-80	B	
55-68	C	
45-54	D	
35-44	E	5.3
21-34	F	
1-20	G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

www.EPC4U.COM



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