



£500,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: D

## Brocton Stafford

Sawpit Lane Brocton  
Stafford Staffordshire

*This beautiful Three-bedroom detached home sits in the highly desirable village of Brocton and on a beautifully landscaped plot! I can already hear you asking what's the catch but with this beautiful home there simply isn't one!*

Presented to exacting standards throughout, this superb home boasts spacious room proportions throughout which comprises a storm porch, welcoming hallway, guest WC, spacious living room with contemporary log stove, an extended open plan kitchen/dining/sitting room and a large utility with a guest WC. Whilst upstairs you will find the family bathroom and a three well-proportioned bedrooms. Outside this home benefits from a large block paved driveway, garage, and a superb sized private rear garden. There really isn't anything more that you can possibly wish for! Call us today to book in a closer inspection and be prepared to be wowed!

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- Stunning Detached Family Home
- Open-Plan Kitchen, Dining Space & Sitting Room
- Living Room, Utility & Guest WC
- Three Well Proportioned Bedrooms
- Located In A Highly Desirable Location
- Large Driveway, Garage & Private Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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### Storm Porch

Having a Minton tiled floor and a double glazed composite entrance door leading through to the hallway.

### Entrance Hallway

A bright welcoming hallway featuring wood effect Karndene flooring a radiator and a oak staircase leading up to the first floor accommodation.

### Guest WC 6' 3" x 2' 8" (1.9m x 0.81m)

Having a white suite comprising of a wash basin set in a vanity unit with a chrome mixer tap and a cupboard beneath, a WC set in an enclosed cistern. There us a towel radiator, wood effect Karndean flooring, and downlights.

### Living Room 15' 5" in bay x 10' 11" (4.71m into bay x 3.33m)

A beautiful bright reception that features a contemporary cast iron log stove set within the chimney breast on a tiled hearth with a wooden mantle above. The room also benefits from a large walk-in double glazed bay window, wood effect Karndene flooring and a radiator.



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## **Open Plan Kitchen/Dining/Sitting Room** 26' 7" x 17' 3" (8.10m x 5.25m)

A bright open plan living space with space for a dining area and a seamless flow into a contemporary kitchen having a range of matching base and eye level units with quartz work tops, There is a fitted breakfast island with quartz work tops, a composite single bowl sink with a chrome mixer tap. There are a range of built in cooking appliances including a double oven & microwave oven with an induction hob and a cooker hood over. There are additional integrated appliances including a dishwasher, fridge/freezer/ There are part splashback walls, wood effect Karndean flooring, two radiators, three Velux skylights, downlights and a double glazed sliding door to the rear garden.



## **Utility** 24' 8" x 5' 9" (7.53m x 1.74m)

Having base units with quartz worktops with a ceramic Belfast sink unit with a chrome mixer tap. There is under counter space for plumbed appliances, a radiator, wood effect Karndean flooring, a Velux sky light, downlights and a double glazed door leading to the rear garden and a integral door what leads into the garage.

## **First Floor Landing**

Having a side facing double glazed window, loft access point a storage cupboard and doors leading to all three bedrooms and the family bathroom.

## **Bedroom One** 15' 1" into bay x 11' 1" (4.61m into bay x 3.39m)

A superb principle double bedroom featuring a large walk-in double glazed bay window, a fitted double wardrobe and a radiator.



## **Bedroom Two** 12' 10" x 10' 4" (3.90m x 3.16m)

A second double bedroom having a rear facing double glazed window and a radiator.

## **Bedroom Three** 9' 0" x 6' 9" (2.75m x 2.06m)

A good sized third bedroom with a rear facing double glazed window and a radiator.



## **Family Bathroom** 7' 3" x 6' 0" (2.21m x 1.83m)

Having a white suite comprising of a panelled bath with mains shower over a glazed screen and having a chrome mixer tap with a mixer shower attachment over. There is a wash hand basin in a vanity unit with a chrome mixer tap and a cupboard beneath, a WC with an enclosed cistern, porcelain tiled walls, porcelain tiled flooring, a towel radiator and a double glazed window to the front elevation.

## **Outside Front**

The property is approached over a large block paved driveway which in-turn giving access to the garage and entrance porch.

## **Garage Store**

A single garage having an electric roller shutter door to the front.

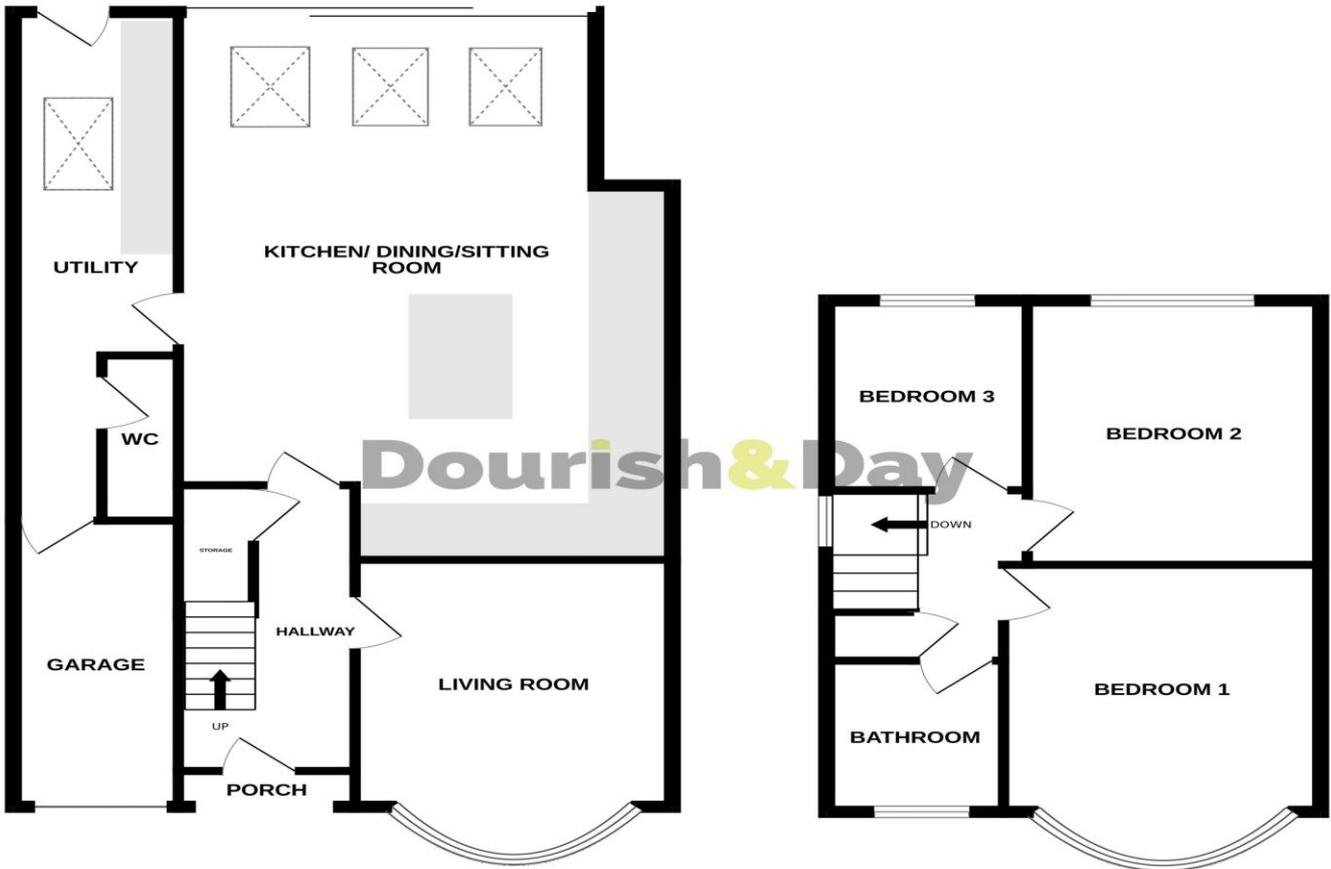
## **Outside Rear**

A large enclosed landscaped well kept private garden that features a paved seating area a lawned garden and raised planting beds. At the bottom of the garden, you will also find a raised open fronted summer house.



GROUND FLOOR

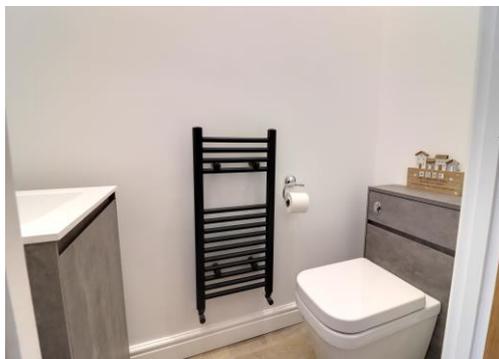
1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	52

England, Scotland & Wales



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