



£500,000

KEY 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 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!

- 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

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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.

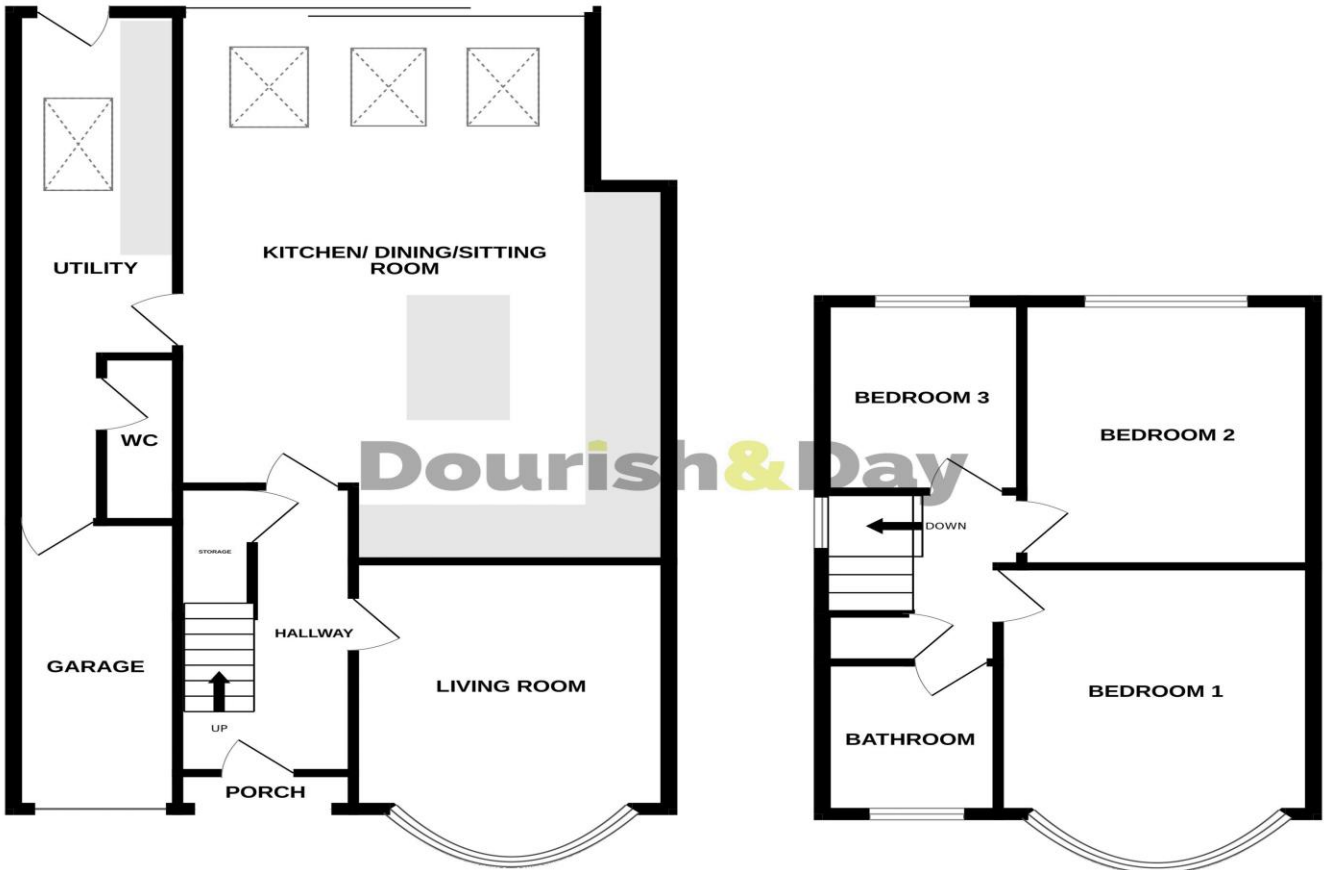
Outside Rear

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

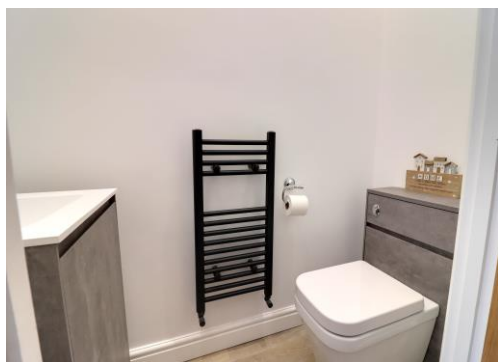
1ST FLOOR



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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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