



£595,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: G

Weston Stafford

Meadowbank Avenue Weston
Stafford Staffordshire



You can bank on this spacious detached family home to tick all the right boxes! Perfect for growing families looking to upsize, this impressive property is located in the highly desirable village of Weston.

With large rooms throughout, there's plenty of space for everyone to spread out and enjoy. The ground floor boasts a grand galleried hall, a full-length lounge, a dining room, an office, a spacious kitchen/breakfast room, a separate utility, and a convenient guest WC. Upstairs, you'll find five generously sized bedrooms—no box rooms here! The primary bedroom features an ensuite, and there's a family bathroom. Outside, the property offers a large driveway, a detached double garage, and an enclosed lawned rear garden, perfect for family gatherings or just relaxing in the sun. Head down to Meadowbank Avenue and discover your perfect family home today!

- Five Bedroom Detached Family Home
- Spacious Living Room & Office
- Kitchen/Breakfast, Dining Room & Utility
- Five Double Bedrooms Ensuite & Family Bathroom
- Large Driveway, Double Garage & Private Rear Garden
- Located In A Highly Desirable Village

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Galleried Entrance Hall

Having access through a double glazed entrance door leading into a large galleried hall. With stairs leading up to the first floor landing, an under stairs storage cupboard, cloak room, radiator and solid oak wooden flooring.

Guest WC 3' 1" x 6' 4" (0.94m x 1.92m)

Having a white suite comprising of a wash basin and vanity unit with chrome mixer tap and cupboard beneath, close coupled WC, radiator, part tiled walls, tiled flooring and double glazed window to the side elevation.

Living Room 27' 4" x 12' 0" (8.33m x 3.65m)

A large spacious living room having a gas fire set onto a marble hearth with oak wooden surround, three radiators, solid oak wooden flooring, double glazed windows to the front and rear elevation and double glazed sliding door to the rear elevation.



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Dining Room 15' 2" x 10' 2" (4.63m x 3.10m)

A spacious dining room having a radiator, solid oak wooden flooring, down lights and double glazed walk in bay window which leads to the rear elevation.



Office 11' 11" x 10' 3" (3.62m x 3.13m)

A versatile room having wood effect laminate flooring, a radiator, down lights and double glazed windows to the front and side elevation.

Inner Hall

Giving access to the kitchen/breakfast room and utility.

Kitchen/Breakfast Room 12' 6" x 12' 7" (3.81m x 3.83m)

Having a range of matching base and eye level units with fitted corian work surfaces, a fitted breakfast bar with matching corian work surfaces and composite one and a half bowl sink unit with chrome mixer tap. Having a range of built in cooking appliances including a double oven with an induction hob with cooker hood over. Additional integrated appliances include a dishwasher, full length fridge and full length freezer. Integrated waste bins, tiled splashbacks, tiled flooring, a panelled radiator, down lights and double glazed windows to the rear and side elevation.



Utility 5' 4" x 6' 5" (1.62m x 1.95m)

Having a range of matching base and eye level units with corian fitted worktops and a composite stainless steel single bowl sink unit with chrome mixer tap. Under counter space for appliances, a wall mounted gas central heating boiler enclosed in a wall unit, tiled splashbacks, tiled flooring, down lights and double glazed door to the side elevation.

Landing

A spacious landing having loft access, an airing cupboard with shelving, radiator and double glazed window to the front elevation.



Bedroom One 11' 1" x 13' 0" (3.38m x 3.96m)

A large double bedroom having a built in double wardrobe with clothes rail hanging space, built in storage cupboard with further clothes rail hanging space, radiator and double glazed window to the rear elevation.

En-suite (Bedroom One) 10' 3" into shower x 5' 6" (3.12m into shower x 1.68m)

Having a white suite comprising of a panelled bath with chrome mixer tap and shower attachment over, separate mains shower set into a cubicle with glazed screen and wash basin and vanity unit with chrome mixer tap and cupboard beneath. WC set into an enclosed cistern, tiled walls, tiled



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flooring, chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 12' 6" x 12' 0" (3.81m x 3.65m)

A spacious double bedroom having a built in double wardrobe with clothes rail hanging space, storage cupboard with further clothes rail hanging space, radiator double glazed window to the front elevation.

Bedroom Three 14' 8" x 10' 0" (4.47m x 3.06m)

A second double bedroom having a built in wardrobe with clothes rail hanging space, radiator and double glazed window to the rear elevation.

Bedroom Four 11' 1" x 8' 0" (3.37m x 2.44m)

A fourth double bedroom having a built in double wardrobe with clothes rail hanging space, radiator and double glazed window to the rear elevation.



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Bedroom Five 10' 0" x 7' 10" (3.05m x 2.40m)

A fifth double bedroom having a radiator and double glazed window to the front elevation.

Bathroom 6' 9" x 8' 8" (2.06m x 2.65m)

Having a white suite comprising of a panelled bath with mains shower, glazed screen and chrome mixer tap, half pedestal wash basin with chrome mixer tap, close coupled WC, tiled walls, tiled flooring, towel radiator and double glazed window to the front elevation.

Outside - Front

Accessed over a block paved shared access driveway leading to a tarmac driveway providing off-road parking. The driveway has a part block paved walkway which gives access through a wooden gate which leads to the rear garden. A decorative paved area to the side gives access to the main entrance door.

Double Garage 17' 4" x 17' 8" (5.29m x 5.39m)

Having two wooden up and over garage doors, loft access, power and lighting, fitted base and eye level units with fitted work surfaces and a double glazed door leading to the rear elevation.

Outside - Rear

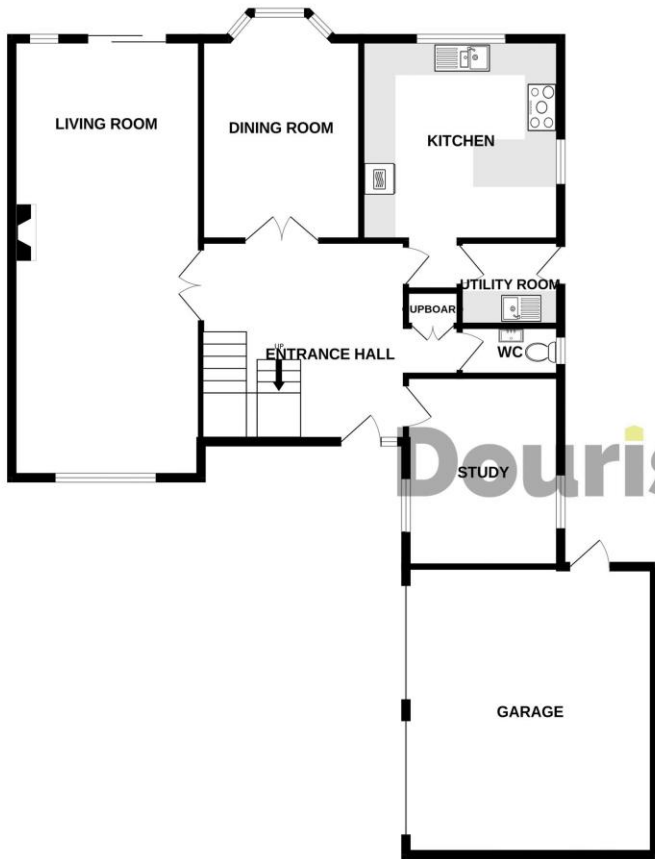
Having a large block paved seating area leading onto a lawned garden with planting bed border which has an array of matured shrubs and flowers. The garden is enclosed by wooden fence panelling.

ID Checks

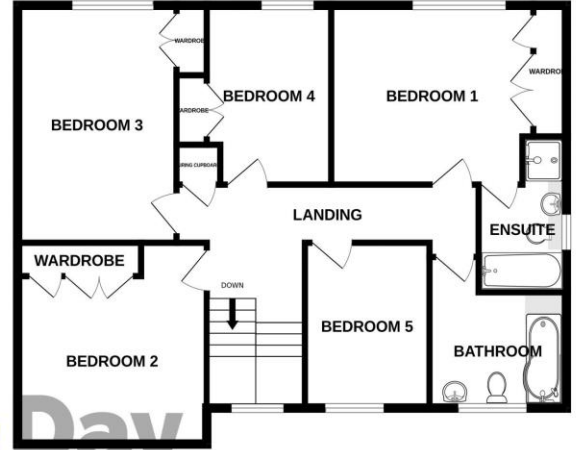
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GROUND FLOOR



1ST FLOOR



Dourish & Day

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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