



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: E

Mallard Walk Stafford

Whimbrel Park Mallard Walk
Stafford Staffordshire



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This property truly stands out for its impressive space and impeccable presentation and it doesn't disappoint! Every room in this impeccably presented home is generously proportioned, offering comfort and style in equal measure.

The ground floor features a welcoming entrance hall leading to a spacious living room with a bay window, and a stunning open-plan family kitchen/diner that spans over 8 meters in length—ideal for entertaining or family gatherings. Additional conveniences include a guest WC and a utility room. Upstairs, you'll find four well-sized bedrooms, with two en-suites, and a family bathroom, ensuring ample room for everyone. Situated on a development known for its larger-than-average plots, this home enjoys a double-width tarmac driveway in front of the garage, providing plenty of parking. The rear of the property boasts a sizeable lawned garden, perfect for outdoor relaxation and activities. The location is ideal for commuters, with Stafford's mainline train station within walking distance and easy access to the M6 and Stafford town centre just a short drive away. Don't miss out—call us today to arrange your viewing appointment.

- Modern Four Bedroom Detached Family Home
- Living Room, Large Kitchen/Dining Room & Utility
- Four Good Size Double Bedrooms
- Two En-suites, Bathroom & Guest WC
- Driveway, Garage, Private Rear Garden
- Close To Stafford Town & Short Walk To Mainline Station

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Entrance Hallway

Accessed through a double glazed composite entrance door to the front elevation, having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard and a radiator.

Guest WC 2' 11" x 6' 1" (0.90m x 1.85m)

Fitted with a white suite comprising of a low-level WC and a pedestal wash hand basin with chrome mixer tap over. There is tiled flooring, and a radiator.

Living Room 19' 9" x 11' 6" (6.01m x 3.51m)

A spacious reception room featuring a decorative granite fire surround & matching hearth housing an electric fire, two radiators and a double glazed walk-in bay window to the front elevation.

Kitchen & Dining Space 12' 5" x 27' 4" (3.79m x 8.33m)

A further spacious room featuring a fitted kitchen with a matching range of wall, base & drawer units with fitted work surfaces over and



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incorporating an inset stainless steel 1.5 bowl sink/drainer with chrome mixer tap over. There is a range of fitted/integrated appliances including an electric double oven, induction hob with an extractor hood over, integrated dishwasher and an integrated fridge/freezer. The room also benefits from having tiled flooring, inset ceiling downlighting, two radiators, and double glazed double doors and window to the rear elevation providing access and views of the enclosed rear garden.

Utility Room 5' 7" x 5' 9" (1.71m x 1.74m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer with chrome mixer tap over and having under-counter space for plumbed appliances. The room also accommodates a wall mounted gas central heating boiler, and benefits from tiled flooring, a radiator and having a double glazed door to the side elevation.

First Floor Landing

Having a built-in cupboard, access to loft space and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 17' 3" x 11' 4" (5.27m x 3.46m)

A spacious double bedroom, featuring fitted triple wardrobes, a secondary built-in double wardrobe, a radiator, and a double glazed walk-in bay window to the front elevation. A further internal door leads through to the En-suite.

En-suite (Bedroom One) 6' 5" x 6' 8" (1.95m x 2.02m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a shower cubicle with screen. The room also benefits from having tiled flooring, a chrome towel radiator, downlighting and a double glazed window to the front elevation.

Bedroom Two 14' 9" x 13' 0" (4.50m x 3.95m)

A second spacious double bedroom having a radiator and a double glazed window to the rear elevation. A further internal door leads through into the En-suite.

En-suite (Bedroom) 6' 4" x 3' 11" (1.94m x 1.20m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a shower cubicle housing a mains-fed shower with screen. The room also benefits from having ceramic tiled flooring, part-tiled walls, a chrome towel radiator, downlighting and a double glazed window to the rear elevation.





Bedroom Three 9' 9" x 12' 6" (2.96m x 3.81m)

A third double bedroom, having a double glazed window to the rear elevation and a radiator.

Bedroom Four 9' 8" x 8' 11" (2.95m x 2.73m)

Having a radiator and a double glazed window to the front elevation.

Bathroom 6' 9" x 5' 7" (2.05m x 1.69m)

Fitted with a white suite comprising of a panelled bath with chrome mixer-fill tap, a pedestal wash hand basin with chrome mixer tap over, and a low-level WC. The room also benefits from ceramic tiled flooring, part-tiled walls, downlighting, a chrome towel radiator and a double glazed window to the side elevation.



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Outside Front

The property is approached over an asphalt double width driveway which provides off-road vehicle parking and access to the main entrance door to the front elevation & single garage. To the side of the driveway is a lawned garden with an array of established flowerbeds, plants, trees & shrubs. To the side of the property is gated timber access to the rear garden.

Garage 16' 8" x 8' 11" (5.07m x 2.71m)

Having an up and over garage door to the front elevation, a double glazed pedestrian door to the side elevation, and benefitting from having both power & lighting installed.

Outside Rear

A private & enclosed rear garden which features an Indian stone paved seating/outdoor entertaining area leading onto a lawned garden area. The garden has a planting bed area with a variety of established and mature flowerbeds, plants and shrubs and a further decorative Indian stone paved seating area, and the garden is enclosed by timber panelled fencing.

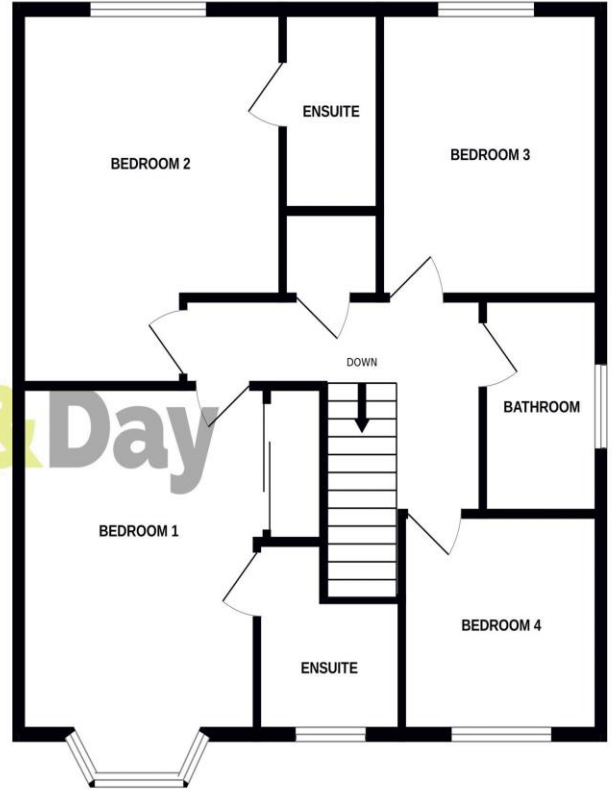
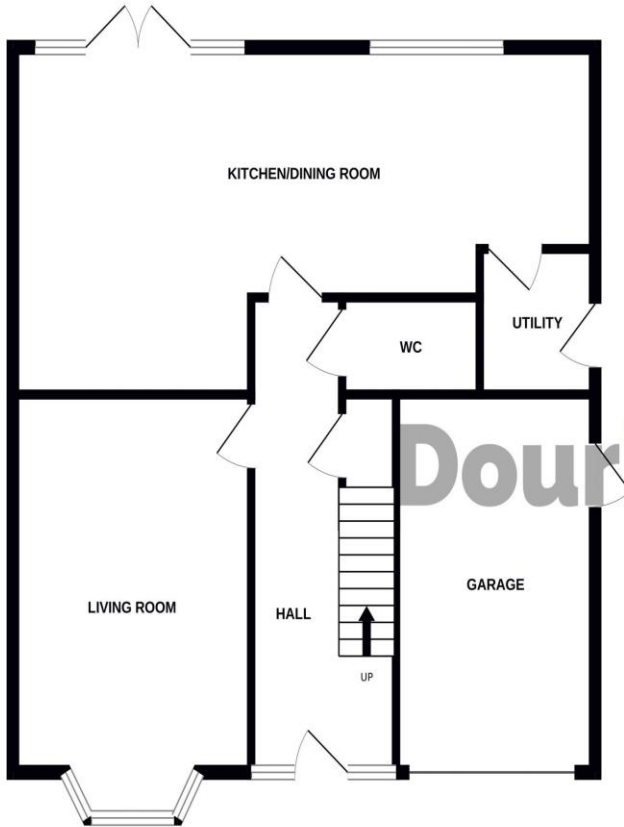
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GROUND FLOOR

1ST FLOOR



Dourish&Day

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Energy Efficiency Rating		Current	Potential
Energy efficiency classes - lower ratings costs			
92+	A		92
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Best energy efficient - higher ratings costs			
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