



Offers in Excess of
£240,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Western Downs Stafford

Watts Close Western Downs
Stafford Staffordshire



If you're waiting for a 'lightbulb moment' in your property search, look no further—this beautifully presented home on Watts Close could be the bright spark you've been waiting for.

Tastefully decorated and meticulously maintained throughout, this home offers move-in-ready comfort. Step inside and discover an inviting entrance hallway, a guest WC, and a refitted kitchen/breakfast area perfect for morning meals. The spacious living room flows effortlessly into a family room and a conservatory, with patio doors leading out to a low-maintenance, charming rear garden. Upstairs, you'll find three generously sized bedrooms and a sleek, refitted contemporary shower room. Decorated to a high standard throughout, this property is ideal for those seeking a home that requires no work—just unpack and settle in. Given the exceptional quality, you'll want to act fast. Move like lightning and book your viewing today!

- Three Bedroom Detached Home
- Living Room & Conservatory
- Kitchen/Breakfast & Family Room
- Three Bedrooms & Family Shower Room
- Driveway & Enclosed Private Rear Garden
- Well Presented Throughout

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Entrance Hall

Accessed through a double glazed entrance door. Stairs leading to the first floor landing, under stairs storage cupboard, wood effect laminate flooring, a radiator and double glazed window to the side elevation.

Guest WC 5' 10" x 3' 0" (1.79m x 0.91m)

White suite comprising of a wash basin with chrome taps, splash backs, close coupled WC, radiator, vinyl flooring and double glazed window to the front elevation.

Living Room 14' 6" x 10' 3" (4.42m x 3.13m)

Good sized living room with an electric fire set into a wooden hearth and matching surround, radiator and double glazed window to the front elevation.

Kitchen/Breakfast Room 9' 2" x 16' 11" (2.79m x 5.15m)

Range of matching base and eye level units with fitted work surfaces and inset one and a half bowl sink unit with chrome mixer tap. Range of built in cooking appliances including an oven with electric hob and cooker hood over. Wall mounted gas central heating boiler set into a cupboard, wood effect vinyl flooring, radiator, double glazed window to the rear elevation and double glazed double doors leading into the:



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Conservatory 10' 3" x 8' 2" (3.13m x 2.49m)

Half brick conservatory with double glazed windows surrounding, wood effect laminate flooring and double glazed double doors leading to the rear elevation.

Family Room 16' 9" x 8' 1" (5.10m x 2.46m)

Former garage now converted into a family room with a radiator, wood effect vinyl flooring, double glazed window to the front elevation and double glazed double doors leading to the rear elevation.

Landing

Loft access with a drop down ladder and airing cupboard with shelving.

Bedroom One 11' 1" max x 15' 4" (3.37m max x 4.67m)

Spacious double bedroom having fitted double wardrobes with clothes rail hanging space, radiator and double glazed window to the front elevation.

Bedroom Two 9' 3" x 10' 8" (2.81m x 3.25m)

Second double bedroom having fitted double wardrobes, a radiator and double glazed window to the rear elevation.

Bedroom Three 7' 9" x 8' 1" (2.36m x 2.46m)

Radiator and double glazed window to the front elevation.

Shower Room 6' 2" x 6' 1" (1.87m x 1.85m)

White suite comprising of a mains shower set into a cubicle with glazed screen, wash hand basin and vanity unit with chrome mixer tap and cupboard beneath, WC with enclosed cistern, splash back walls, chrome towel radiator and double glazed window to the front elevation.

Outside - Front

Approached over a tarmacked driveway. Decorative gravelled front garden having an array of matured shrubs and flowers. Wooden side gate gives access to the:

Outside - Rear

Paved seating area and further decorative gravelled seating area leading onto a large lawned garden. Planting bed area bordering the garden having an array of matured shrubs, trees and flowers. Rear garden shed. Enclosed by wooden fence panelling.

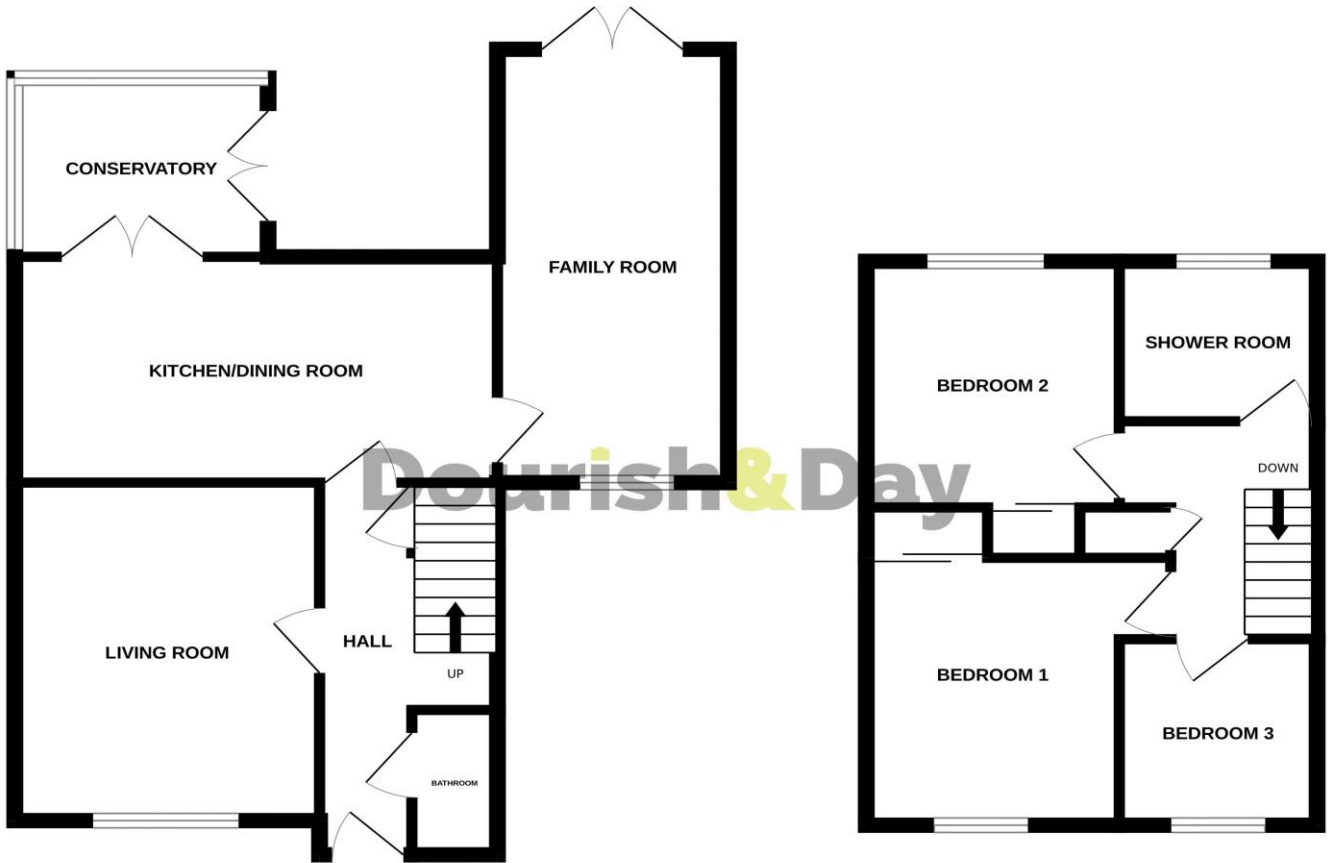
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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(82+)		
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		70	82
EU Directive 2002/91/EC			
www.epcrea.com			

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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