



Offers Over £350,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Partridge Walk, Stafford

Bellis Court, Partridge Walk
Stafford Staffordshire



Introducing This Beautiful Highly Sought After Family Home. Nestled on a generous plot within a newly developed estate just off the A34 Stone Road, on the northern outskirts of Stafford, this attractive property is perfect for families.

The estate boasts excellent primary and secondary schools nearby, as well as beautiful green spaces. Upon entering, you are greeted by a welcoming entrance hall with a guest WC/cloakroom. The spacious living room offers a comfortable retreat complete with French doors opening to the rear garden perfect for family gatherings and entertaining, while there is high-spec modern kitchen/diner with a utility. The first floor features a main bedroom with an en-suite shower room, two additional well-proportioned bedrooms, and a stylish family bathroom. Externally, the property benefits from a single detached garage, ample off-road parking, and an enclosed rear garden, ideal for outdoor activities and relaxation. This exceptional home offers a perfect blend of comfort and style.

- Modern Detached Three Bedroom Family Home
- Spacious Living Room, Kitchen, Utility & Guest WC
- Three Double Bedrooms With Ensuite To Master
- Driveway, Garage & Private Rear Garden
- Close To Stafford's Town & Mainline Station & M6

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Storm Porch

Having a double glazed composite door with double glazed window leading to:

Entrance Hall

Having stairs leading to the first floor landing, wood effect laminate floor and radiator.

Guest WC 6' 0" x 4' 10" (1.84m x 1.47m)

Having a white suite including a pedestal wash hand basin with chrome mixer tap and close coupled WC. Wood effect laminate floor and radiator.

Living Room 18' 1" x 10' 10" (5.51m x 3.29m)

A spacious living room having a useful understairs storage cupboard, radiator, double glazed windows to the front and side elevation and double glazed double doors giving views and access to the rear garden.

Kitchen 17' 11" x 10' 2" (5.47m x 3.11m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob and



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cooker hood over. Further integrated appliances including a dishwasher and fridge freezer. Spice rack, radiator and double glazed windows to the front and rear elevations.

Utility Room 5' 3" x 6' 2" (1.61m x 1.89m)

Having a range of units extending to base and eye level with fitted work surface and an inset stainless steel single bowl sink unit with chrome mixer tap. Wood effect laminate floor, wall mounted gas central heating boiler, radiator and double glazed door giving views and access to the rear garden.

First Floor Landing

Having access to loft space, airing cupboard with shelving, radiator and double glazed window to the rear elevation.

Bedroom One 18' 3" x 11' 0" (5.55m x 3.35m) - max measurements

A spacious main bedroom having two radiators and double glazed windows to the front and rear elevations.

Ensuite Shower Room 6' 10" x 4' 10" (2.08m x 1.48m)

Having a white suite which includes a main shower set within a glazed cubicle, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled floor, matching tiled splashbacks, radiator and double glazed window to the rear elevation.

Bedroom Two 10' 6" x 11' 10" (3.19m x 3.60m)

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

Bedroom Three 7' 4" x 11' 11" (2.24m x 3.63m) - max measurements

Yet again, a further double bedroom having a radiator and double glazed window to the rear elevation.

Bathroom 5' 7" x 8' 2" (1.71m x 2.49m)

Having a white suite which includes a panelled bath with glazed screen, mains shower over and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled floor, radiator and diamond shaped double glazed window to the front elevation.

Outside - Front

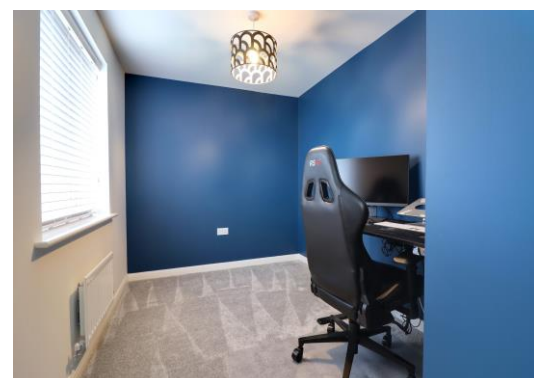
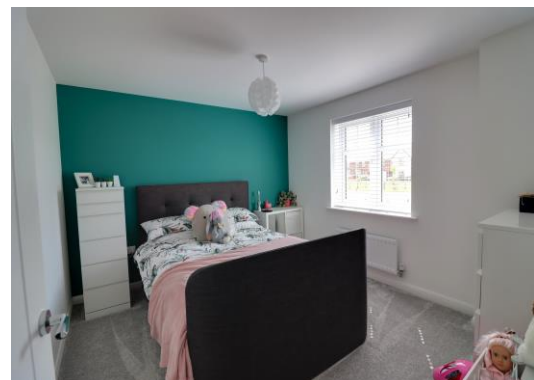
The property is approached over a tarmac driveway which provides off-road parking and leads to the garage. There are shrub beds and paved pathway.

Garage

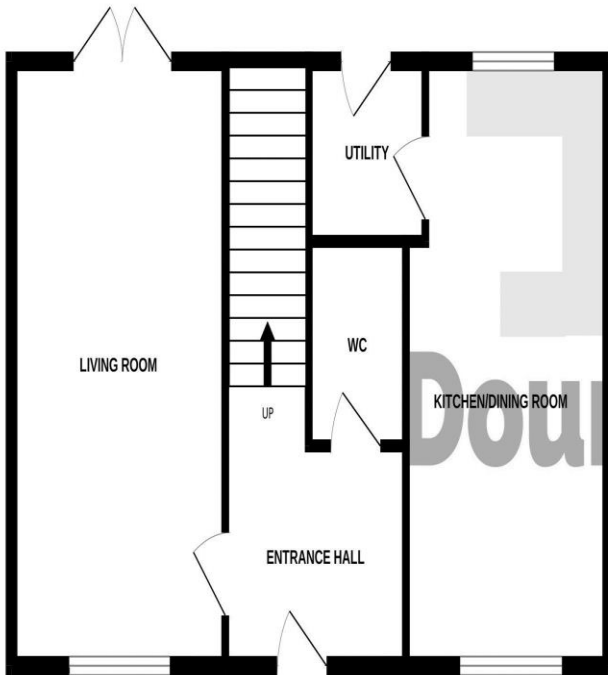
Having an up and over door to the front elevation.

Outside - Rear

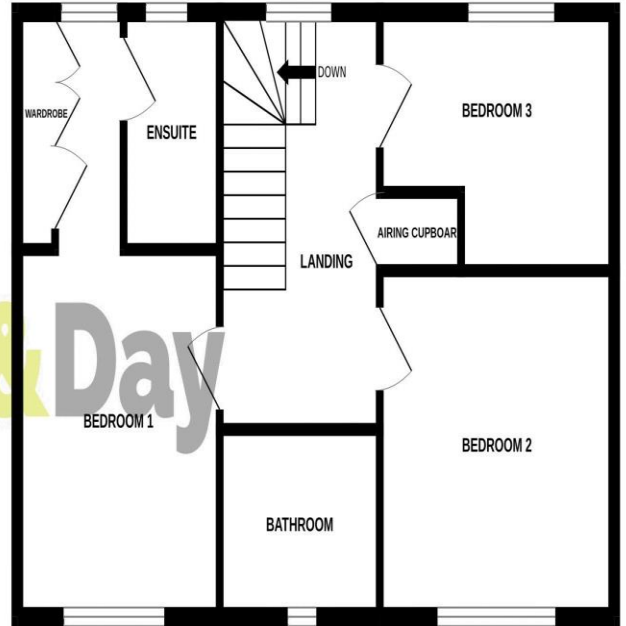
Having a paved seating area which overlooks the remainder of the garden being mainly laid to lawn with a gate leading to the driveway.



GROUND FLOOR

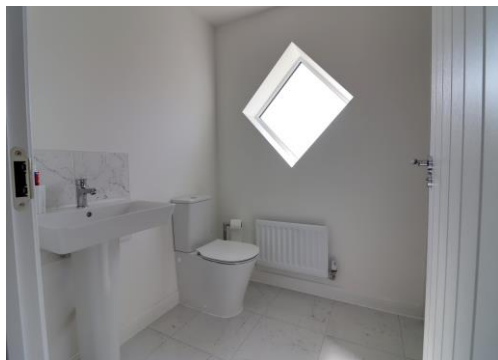


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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