



£440,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: E

Milford Stafford

Brocton Road Milford
Stafford Staffordshire



A stunning, fully modernised 2/3 bedroom home on a substantial plot with Cannock chase quite literally a stone's throw away. This beautifully presented property is a credit to the current owners.

Internally, comprising of an entrance porch, entrance hallway, bedroom three/sitting room, spacious living room, open-plan dining room, refitted breakfast kitchen with central breakfast island, utility room and a modern and contemporary refitted family bathroom. To the first floor there are two further bedrooms and W/C. Externally, the property continues to impress enjoying ample off road parking, garage/store and a large private rear garden having summer house, play area, decked seating area, large garden shed and greenhouse, as well as an abundance of well stocked flower beds and borders.

- Stunning Fully Modernised Detached House
- 2/3 Bedrooms & Refitted Bathroom
- Large Private, Beautifully Maintained Garden
- Superb Breakfast Kitchen & Dining Room
- Living Room & Sitting Room/Bedroom Three
- Cannock Chase On Your Door Step

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01785 223344

hello@dourishandday.co.uk



Entrance Porch

Modern double glazed composite door to double glazed entrance porch having wood effect laminate floor, wall mounted electric heater, double glazed window to the front and side elevations and modern double glazed composite door to entrance hallway.

Entrance Hallway

Entrance hallway having radiator, under stairs storage cupboard, stairs off to the first floor landing.

Lounge 13' 11" x 11' 10" (4.24m x 3.60m)

A beautifully presented and spacious lounge having double glazed bay window to the front elevation overlooking Milford Common, modern contemporary style Oak effect fire surround with granite effect composite inset and hearth housing coal effect gas fire, double glazed window to the side elevation, radiator and glazed double doors to the open plan dining room.

Sitting Room/Bedroom Three 11' 5" x 11' 11" (3.47m x 3.63m)

A good size room with flexible usage having radiator, coving, double glazed bay window to the front elevation, again enjoying views over Milford Common.

Open-Plan Dining Room 7' 9" x 11' 11" (2.36m x 3.62m) (MAX - Width)

A light and beautifully presented open plan dining room opening into the breakfast/kitchen having wood effect laminate floor, double glazed double height windows and French Doors to the private and beautifully maintained rear garden and paved seating area and opening into the breakfast/kitchen.



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Kitchen 17' 1" x 12' 10" (5.21m x 3.90m)

A spacious and light refitted Shaker style kitchen comprising of wall mounted units, worktop incorporating one and a half bowl stainless steel sink drainer and chrome mixer tap, four ring gas hob with stainless steel extractor canopy over, integrated eye-level double oven/grill, matching base units, integrated dishwasher, two built-in fridges and integrated freezer (double height.) There is a central breakfast island with storage under and light Oak top breakfast area, wood effect laminate floor, radiator, numerous down lights, velux windows to two elevations, splash back tiling, double glazed window to the rear elevation overlooking the beautifully maintained and private rear garden, radiator, double glazed door to the side elevation and door to utility room.

Utility Room

Having built-in double height storage cupboard with hanging rail and shelving and sliding doors, matching Shaker style wall mounted units,, worktop, ceramic tiled floor space and plumbing for appliances.

Bathroom

A modern, refitted contemporary style suite comprising of P shaped panelled bath with glass shower screen, contemporary style chrome mixer tap with MAINS shower over, rectangular wash hand basin with contemporary style chrome mixer tap and vanity unit under, enclosed dual flush low level WC, double height chrome towel radiator, down lights, ceramic tiled walls, double glazed window to the side elevation and thermostatically controlled underfloor heating.

First Floor Landing

Having double glazed window to the front elevation, radiator, access to loft space and boarded storage into eaves.

Bedroom One 11' 0" x 11' 10" (3.35m x 3.61m) (MAX-Length)

A double bedroom beautifully presented having double glazed window to the front elevation, recess with built-in storage cupboard, modern fitted double height double wardrobe, radiator and double glazed window to the side elevation.

Bedroom Two 9' 11" x 11' 11" (3.01m x 3.64m)

Having double glazed window to the front and side elevations , airing cupboard with shelving.

Washroom

Comprising dual flush WC, wash hand basin with chrome mixer tap with storage under, ceramic tiled walls, ceramic tiled floor and radiator.

Externally

The property sits on a large plot approached via a driveway providing parking for several vehicles leading to the garage. A beautifully maintained front garden, laid mainly to lawn with deep well stocked borders, secured covered side access leading to the rear garden, a stunning beautifully maintained well stocked private rear garden, laid mainly to lawn with deep well stocked borders housing a variety of plants, shrubs and trees. Rockery, large paved seating areas, decked seating area, large chip bark play area, raised sleeper beds and borders, vegetable plot, greenhouse and a substantial garden shed having power, lighting, manned outside power point, summer house.

Summer House 9' 1" x 12' 4" (2.76m x 3.77m) (MAX) (MAX)

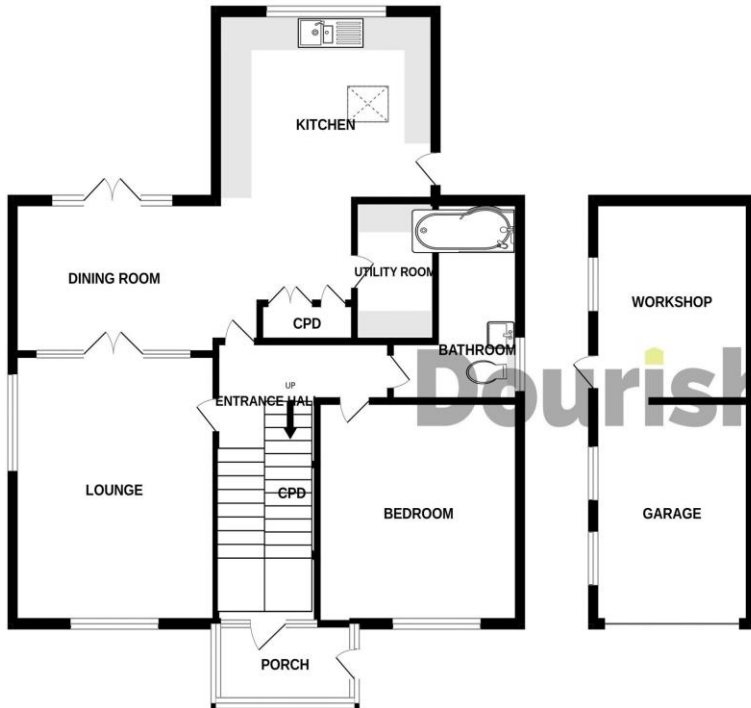
A beautiful summer house an ideal place to sit and relax, covered porch, power, lighting, Georgian style window and glazed double doors to the front elevation.

Garage

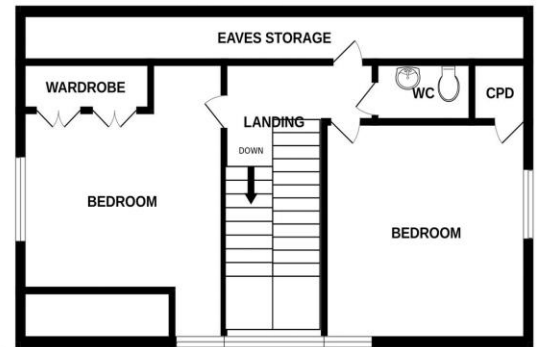
Garage having power, lighting and up and over door to the front elevation, currently having a stud wall which could be easily be removed back into a single garage, currently used as storage and gym area.



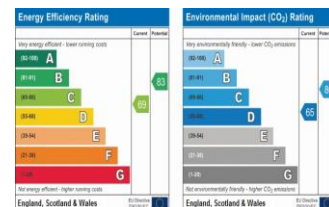
GROUND FLOOR



1ST FLOOR



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