



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Castlefields Stafford

Merlon Court Castlefields
Stafford Staffordshire



Nestled in the highly desirable area of Castlefields, this charming cul-de-sac is perfectly positioned within walking distance of Stafford train station, the town centre, and the castle.

Named after the merlon, the solid upright section of a medieval battlement, this location offers a touch of historic charm while the home itself is anything but old-fashioned. This beautifully presented, immaculate family home is truly fit for royalty. The inviting interior features an entrance hall, a guest WC, a spacious living room, and a contemporary kitchen/dining room that spans the entire width of the rear of the house. Upstairs, you'll find a family bathroom and three generously sized bedrooms, including a principal bedroom with its own en-suite shower room. Outside, the property boasts a driveway with an EV charge point, a single garage, and a beautifully designed private rear garden complete with a large entertaining area and low-maintenance artificial lawn.

- Prime Location Near Station & Town
- Immaculate Family Home, Modern Throughout
- Spacious Contemporary Kitchen/Dining room
- Principal Bedroom With En-Suite
- Private Garden, Perfect For Entertaining
- Driveway With EV Charger, Single Garage

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Entrance Hallway

Accessed through a double glazed composite entrance door and featuring wood effect flooring, stairs rising to the first floor accommodation with useful under stairs storage cupboard, a radiator, double glazed window to the side elevation, doors leading to the kitchen and guest WC and space saving sliding door leading to the living room.

Guest WC 5' 9" x 3' 3" (1.76m x 0.98m)

Fitted with a contemporary suite which includes a WC and wash hand basin with mixer tap. The room also has wood effect flooring, a radiator and double glazed window to the front elevation.

Living Room 16' 4" x 10' 3" max (4.97m x 3.13m max)

A bright and spacious reception room with a radiator and double glazed window to the front elevation.

Kitchen/Dining Room 9' 3" x 17' 1" (2.83m x 5.21m)

Spanning the full width of the rear of the property, the kitchen is fitted with a contemporary range of wall, base and drawer units with fitted worktops which incorporate a stainless steel one and a half bowl sink drainer unit with mixer tap and an array of integrated appliances that include a double oven, four ring gas hob with hood above, dishwasher and fridge freezer. The room also has wood effect flooring, recess downlights, a radiator, double glazed window to



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the rear elevation and double glazed double doors leading directly out into the rear garden.

First Floor Landing

Having a loft access point, storage cupboard and double glazed window to the side elevation.

Bedroom One 10' 5" x 10' 2" (3.18m x 3.10m)

A double bedroom with a radiator and double glazed window to the rear elevation.

En-suite Shower Room 3' 8" x 10' 1" (1.12m x 3.08m)

Fitted with a contemporary suite which includes a WC, wash hand basin with mixer tap and tiled shower cubicle fitted with mains mixer shower. The room also benefits from having a heated chrome towel radiator and wood effect flooring.

Bedroom Two 11' 3" x 8' 6" (3.44m x 2.60m)

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

Bedroom Three 9' 0" x 8' 4" (2.74m x 2.55m)

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

Bathroom 6' 10" x 6' 9" (2.09m x 2.05m)

Fitted with a contemporary suite which includes a WC, wash hand basin with mixer tap and panelled bath with mixer tap and electric shower over. The room also benefits from having an electric shaver point, recess downlights, chrome towel radiator, wood effect flooring and double glazed window to the rear elevation.

Outside - Front

This property is approached over a block paved driveway which extends to the side of the property where there is an EV charge point and in turn gives access to the garage. Also to the front of the property there is a well kept lawned garden with well established shrub borders.

Garage 19' 11" x 10' 2" (6.06m x 3.11m)

A single garage accessed through an up and over garage door with a side door leading to the garden and benefitting from power and lighting.

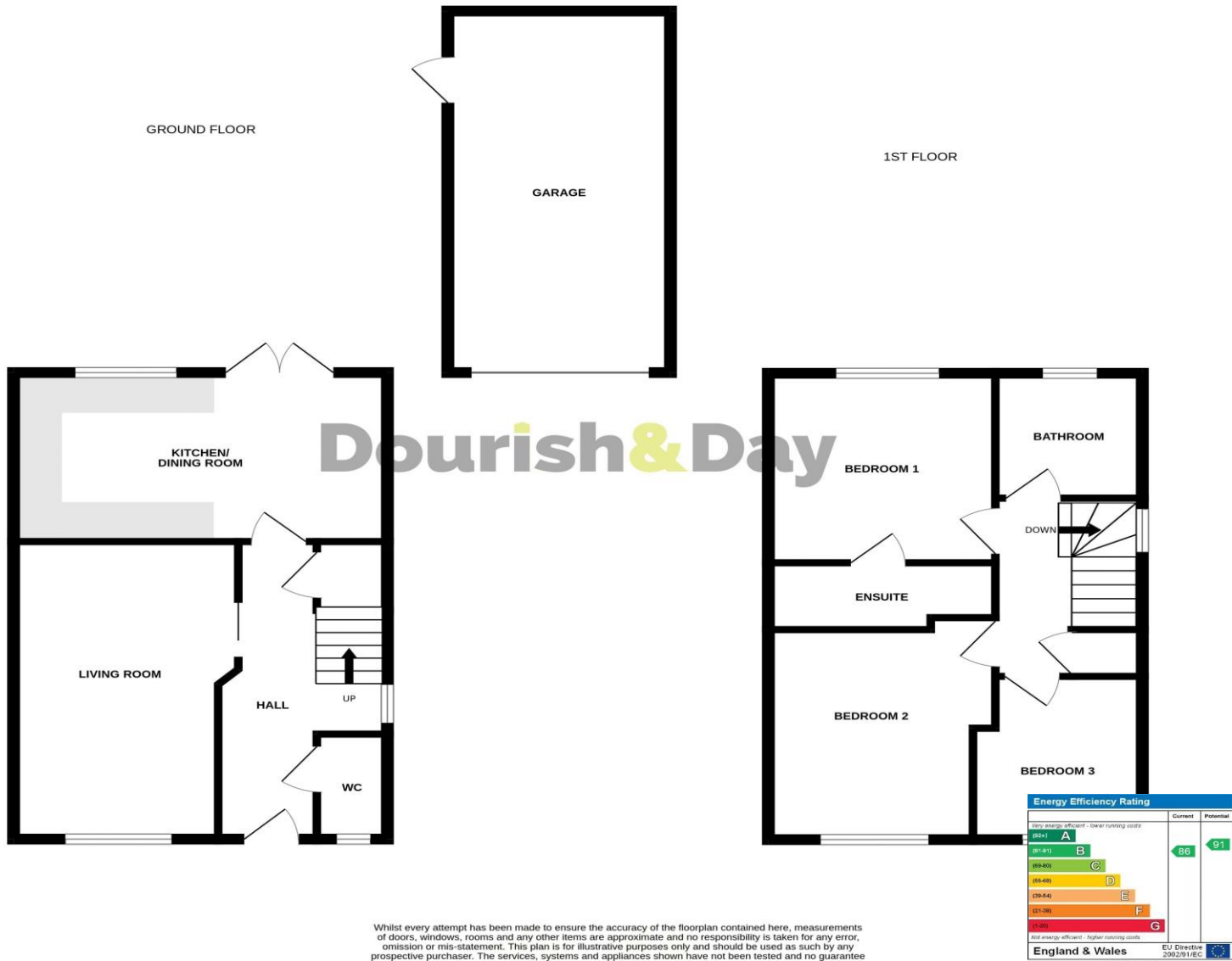
Outside - Rear

An enclosed landscaped garden providing a good degree of privacy and featuring a large paved seating area which in turn leads onto an artificial lawned garden.

ID Checks

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