



Offers Over £625,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: G

Stafford

Oakbrook Close
Stafford Staffordshire

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If the mighty OAK is the KING of the forest, then this exceptional six-bedroom home on Oakbrook Close truly deserves its royal status, commanding an expansive plot with a secluded garden that backs onto the tranquil brook.

Perfectly positioned within walking distance of Stafford town centre and the mainline train station, this grand property offers plenty of space for a growing family. The heart of this home is the extensive, modern kitchen diner—bright and airy—complete with double doors that open onto a patio, leading to lush lawned gardens. The ground floor also features a spacious living room, separate dining room, utility room, and a guest WC, providing ample room for comfortable living. Arranged over two floors, you'll find six generously sized bedrooms. The master suite is fit for royalty, offering a dedicated dressing area and a luxurious en-suite. Bedrooms five and six share a convenient Jack & Jill en-suite, while the additional family bathroom ensures comfort for everyone. With flexible, versatile spaces throughout, this home offers endless possibilities for its future owners. If you're looking for a home where your family can truly put down roots and flourish, this remarkable property is ready to welcome you. Call us today to arrange your viewing!

- Large Three Storey Detached House
- Living Room, Dining Room, Kitchen/Dining Room
- Utility, Guest WC, & Family Bathroom
- Six Double Bedrooms & Two Ensuites
- Driveway, Double Garage & Private Rear Garden
- Close To Stafford Town & Mainline Train Station

You can reach us 9am to 9pm, 7 days a week

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Entrance Hallway

Accessed through a double glazed entrance door, having stairs rising to the first floor landing & accommodation and a radiator.

Guest WC 3' 10" x 5' 3" (1.18m x 1.60m)

Fitted with a white suite comprising of a low-level WC and pedestal wash basin. The room also has tiled flooring and a radiator.

Living Room 17' 2" x 11' 11" (5.24m x 3.63m)

A spacious reception room featuring a marble fire surround with an inset gas fire set on a matching marble hearth. Also having a double glazed bay window to the front elevation and radiator.

Dining Room 10' 2" x 10' 9" (3.11m x 3.28m)

A second good sized reception room, featuring double glazed double doors to the rear elevation providing views and access to the rear garden and a radiator.



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Kitchen & Dining Space 14' 0" x 22' 0" (4.27m x 6.70m)

A very spacious room which features a fitted kitchen comprising of a matching range of wall, base and drawer units with work surfaces over and incorporating an inset one and a half bowl composite sink/drainers with chrome mixer tap over, and a range of integrated/fitted kitchen appliances, which include: electric double oven/grill, six ring gas hob with extractor hood over and integrated dishwasher and fridge freezer. The room also benefits from having tiled flooring, inset ceiling downlighting, two radiators, double glazed windows to the rear elevation and a double glazed double door to the rear elevation.



Utility Room 8' 10" x 9' 3" (2.69m x 2.83m)

Fitted with a range of wall, base and drawer units with work surfaces over incorporating an inset stainless steel sink/drainers with chrome mixer tap over and under-counter space for appliances. The room also benefits from having a storage cupboard, tiled flooring and double glazed door to the rear elevation. The room also accommodates a wall mounted gas central heating boiler concealed within a cupboard.



First Floor Landing

Having a staircase rising to the second floor landing and internal doors giving access to:

Bedroom One 15' 8" x 21' 0" (4.77m x 6.39m)

A very spacious master bedroom which features a range of built-in wardrobes. There are also two radiators, double glazed double doors opening out onto a Juliet style balcony and a further internal door leading to the en-suite.



En-suite (Bedroom One) 8' 2" x 7' 3" (2.49m x 2.22m)

Fitted with a white suite comprising of a low-level WC, pedestal wash hand basin, panelled bath and separate shower cubicle. The room also benefits from having part tiled walls, tiled flooring, a radiator and double glazed window to the side elevation.

Bedroom Two 11' 11" x 12' 9" (3.62m x 3.88m)

A second spacious double bedroom, having built-in wardrobes, a radiator and double glazed window to the front elevation.

Bedroom Three 11' 7" x 11' 11" (3.54m x 3.62m)

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





Bedroom Four 12' 4" x 11' 6" (3.76m x 3.51m)

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

Bathroom 6' 3" x 13' 0" (1.90m x 3.95m)

Fitted with a white suite comprising of a low-level WC, pedestal wash hand basin, panelled bath and separate shower cubicle. There are also part-tiled walls, tiled flooring, a radiator and double glazed window to the rear elevation.

Second Floor Landing

Having a skylight window and radiator.

Bedroom Five 17' 6" x 13' 6" (5.34m x 4.11m)

A fifth spacious double bedroom having triple fitted wardrobes, a radiator and skylight window.



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Bedroom Six 14' 7" x 9' 8" (4.45m x 2.94m)

Having fitted triple wardrobes, two radiators and a double glazed window.

En-suite (Bedroom Five & Six) 7' 3" x 9' 11" (2.20m x 3.01m)

A "Jack & Jill" en-suite with internal doors from bedroom five and six. Fitted with a white suite comprising of a low-level WC, pedestal wash hand basin and panelled bath with shower over. There is also part-tiled flooring, tiled walls, a radiator and skylight window

Outside Front

Approached over a double width driveway providing off-road vehicle parking and access to the main entrance door and double garage. There is a lawned garden with decorative slate covered area and bordered by hedging.

Double Garage 18' 5" x 15' 0" (5.62m x 4.57m)

Having an electrically operated garage door to the front elevation, power and lighting and internal door to the utility room.

Outside Rear

A private and enclosed garden featuring a paved patio seating area leading down onto a lawned garden via steps, which has a further paved seating area and decorative gravelled garden area with a variety of established plants, trees and shrubs. A small picket fence borders an adjoining brook.

ID Checks

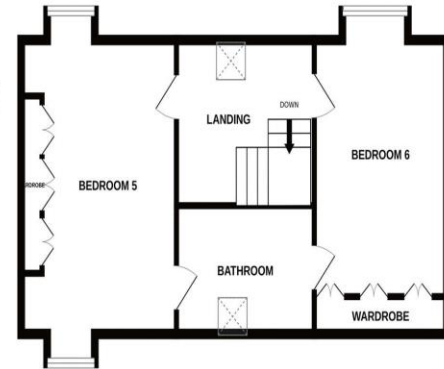
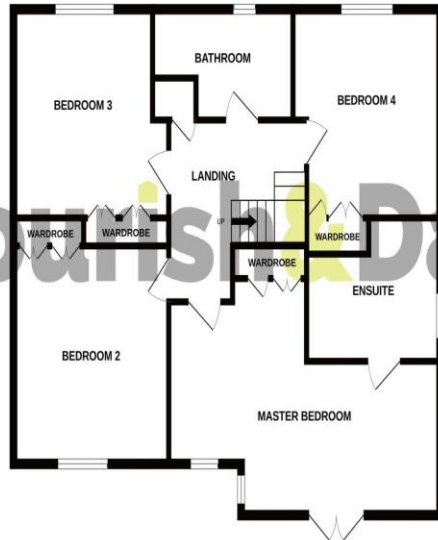
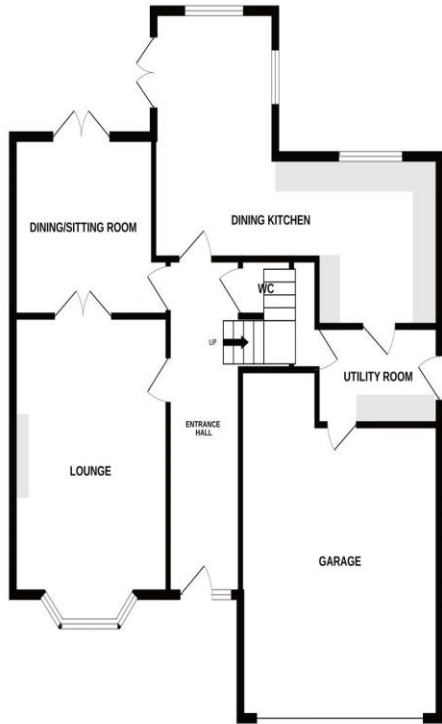
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GROUND FLOOR

1ST FLOOR

2ND 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		
Energy efficiency class - lower is better, scale 1-10	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
	78	82

Not energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC
 www.epc4u.com



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