



£230,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

Littleworth Stafford

Greenway Littleworth
Stafford Staffordshire ST16



This beautifully presented home proves that size truly does matter, offering spacious room proportions throughout and sitting on an impressively large garden plot. Ideally located just a short distance from the town centre, this property is perfect for families seeking both space and convenience.

Step inside to find an inviting entrance hall with a guest W.C., leading to a generously sized living room. The contemporary refitted kitchen/dining room is a standout feature, complete with a log burner nestled into the chimney breast, creating a cosy atmosphere. The ground floor is completed by a bright garden room, ideal for additional living space. Upstairs, you'll find three well-proportioned bedrooms with no box room in sight, ensuring ample space for everyone. The family bathroom features a modern white suite, perfect for relaxing after a long day. The exterior is equally impressive, with an expansive garden laid mainly to lawn along with a bespoke pergola and raised timber decked seating area, ideal for outdoor dining and entertaining. This home truly deserves a closer look!

- Three Bedroom Semi-Detached Family Home
- Spacious Living Room & Garden Room
- Open-Plan Kitchen & Dining Space
- Three Good Sized Bedrooms
- Bathroom & Guest WC
- Very Large Plot & Close to Town Centre

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Entrance Hall

Being accessed through an entrance door and having a double glazed window to the side elevation, stairs leading to the first floor landing with understairs storage cupboard, original quarry tiled floor and radiator.

Guest WC 5' 10" x 3' 10" (1.79m x 1.16m)

Having a white suite comprising of a wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Tiled effect flooring and double glazed window to the side elevation.

Living Room 14' 4" x 9' 8" (4.37m x 2.95m)

A spacious living room having a brick fireplace with electric fire set on a tiled hearth, radiator and double glazed window to the front elevation.

Kitchen / Diner 10' 5" x 20' 3" (3.18m x 6.16m)

A large open plan kitchen / dining room having a log burning stove set within the chimney breast with a tiled hearth. The kitchen includes a range of matching units extending to base and eye level and oak fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, five ring gas hob and a ceiling



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cooker hood over. There are further integrated appliances including a dishwasher, wine cooler and fridge/freezer. Further appliance space, wood effect vinyl flooring, radiator, double glazed windows to the side and rear elevations and double glazed double doors giving access to:

Garden Room 11' 1" x 9' 5" (3.38m x 2.88m)

A good-sized conservatory having an insulated roof, radiator, wood effect vinyl flooring and double glazed windows and double glazed double doors giving views and access to the rear garden.

First Floor Landing

Having access to loft space.

Bedroom One 9' 9" x 13' 9" (2.97m x 4.20m)

A spacious double bedroom having two double fitted wardrobes and matching dressing table, radiator and double glazed window to the front elevation.

Bedroom Two 10' 6" x 10' 0" (3.19m x 3.05m)

A second double bedroom again with a fitted wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 5" x 9' 1" (2.27m x 2.76m)

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

Bathroom 5' 10" x 5' 9" (1.78m x 1.75m)

Having a white suite which includes a panelled bath with shower over, glazed screen and chrome mixer tap, wash hand basin in a vanity unit with a cupboard beneath and a chrome mixer tap and a WC with an enclosed cistern. Tiled walls, wood effect vinyl floor, towel radiator and double glazed window to the side elevation.

Outside - Front

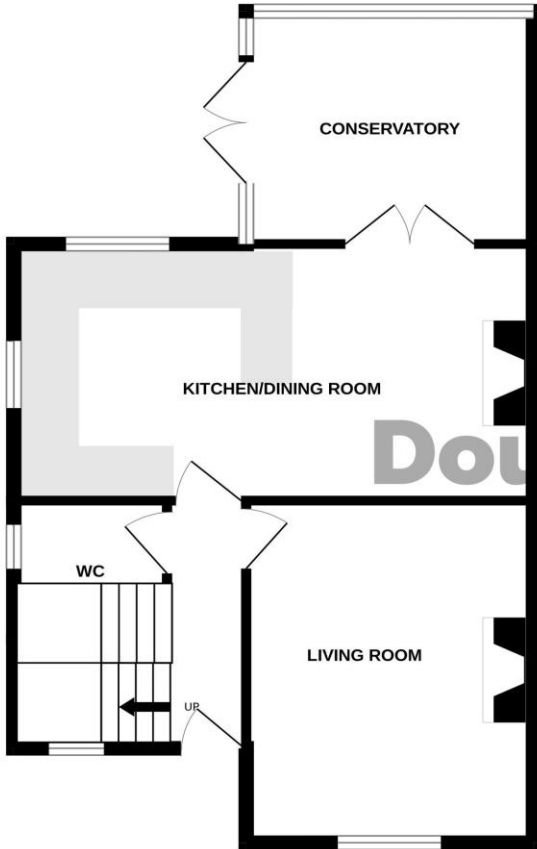
Having a pathway leading up to the front door and with shrubs to the side.

Outside - Rear

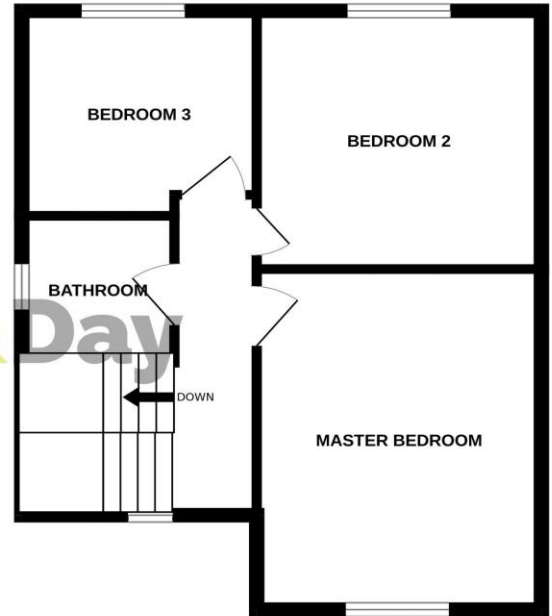
A pedestrian access gate opens down one side of the property giving access to the very large and enclosed rear garden which is laid mainly to lawn with a raised timber decked seating area accessed off the kitchen / dining room along with a bespoke pergola and raised timber decked seating area, ideal for outdoor dining and entertaining. The garden also benefits from having a range of ornamental trees and shrubs.



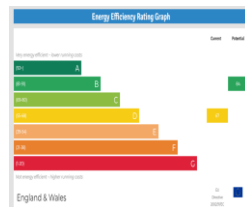
GROUND FLOOR



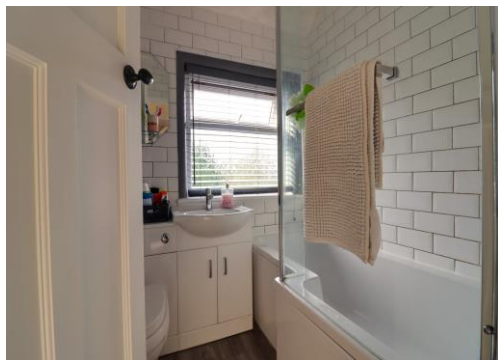
1ST FLOOR



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