



Creswell Grove Stafford

Creswell Drive Creswell Grove
Stafford Staffordshire

£435,000

This quirky and handsome property boasts an abundance of character whilst being well presented throughout. Sitting in a desirable location off a private road with superb access to the County town of Stafford and the M6 alike, this former Lodge House really is sure to be popular! The accommodation comprises an entrance hall, large living room with patio doors leading out to the garden, a separate sitting room and a dining room with beautifully refitted contemporary breakfast/kitchen accessed off. There is also a rear porch which gives access to a utility cupboard and contemporary guest WC, whilst there is also a side hall giving access to a second staircase. The first floor boasts not one, but four double bedrooms, any one of which could act as a potential master, with one bedroom suite being split into a bedroom opening through to a dressing room with en-suite off. There is also a large family bathroom with separate bath and shower enclosure, whilst a spiral staircase leads up to a second floor office. Outside, the property sits on a beautifully manicured garden plot with a low maintenance side garden and a stunning rear garden laid mainly to lawn with block paved and timber decked seating areas with access to an outbuilding, incorporating a double garage with an attached workshop/home office. The large detached garage block offers the opportunity to convert into a dependent relative bungalow, subject to gaining the necessary planning permission. There is also parking for a number of vehicles with a single space driveway to the front with a large separate driveway giving access to the detached garage plot off the main Ecceshall road to the rear of the property. This home really is a stunner and even offers two good size offices, for those who wish to work from home. All of this will only be fully appreciated with a closer inspection, so don't miss out and book in your internal viewing today.

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Dourish & Day

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Entrance Hall

A front facing feature exterior door with glazed panels inset opens to an entrance hall with laminate wood effect flooring. A feature staircase leads up to the first floor accommodation whilst the hallway is fitted with a radiator and ceiling coving.

Living Room 22' 1" x 10' 9" (6.74m x 3.28m)

A beautifully appointed and spacious living room benefits from being extremely naturally bright, courtesy of the front and side facing UPVC double glazed windows. Side facing UPVC double glazed patio doors lead out to the formal garden, whilst the room benefits from having a gas fire sitting in a marble effect fire surround with quarry tiled hearth beneath. There is also ceiling coving, two ceiling roses and a radiator.

Sitting Room 14' 4" (MAX into bay) x 12' 1" (4.37m (MAX into bay) x 3.68m)

A second spacious and beautifully appointed reception room, the sitting room benefits from having a gas fire sitting in a stone effect fire surround with matching hearth beneath, whilst there is a front facing UPVC double glazed bay window. The room is also fitted with ceiling coving, ceiling rose and a radiator whilst there is an alcove for ornamental display.

Dining Room 12' 10" x 9' 9" (3.92m x 2.97m)

A third good sized reception room is fitted with laminate wood effect flooring, a radiator and rear facing UPVC double glazed window. There are two separate alcove areas for ornamental display whilst there is a useful built-in storage cupboard housing the Worcester/Bosch gas fired central heating boiler, shelving and coats and shoes area.



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Breakfast/Kitchen 17' 9"(MAX) x 11' 7" (5.41m(MAX) x 3.52m)

The beautifully refitted contemporary breakfast/kitchen comprises a range of matching white gloss fronted base cabinets and wall units whilst a circular stainless steel sink is set into the granite effect work surface with a chrome mixer tap and tiled splash back. The kitchen benefits from having an integrated dishwasher, fridge and cooker whilst a five ring gas hob is set into the work surface with a stainless steel extractor hood above and a glass splash back. The kitchen has recessed ceiling spotlights and under cabinet lighting, whilst there is a laminate wood effect flooring and radiator. There are a range of painted beams to the ceiling and an alcove area, whilst there is an original cast iron fireplace with a contemporary electric fire set within. The breakfast/kitchen also has two side facing UPVC double glazed windows.

Rear Porch

The rear porch is fitted with a radiator and laminate wood effect flooring and gives access from the breakfast/kitchen to the guest wc and exterior. A rear facing feature exterior door with glazed panels inset leads out to the side garden whilst double doors open to a useful utility cupboard.

Utility Cupboard

Double doors open from the rear porch to a utility cupboard which houses space for a freezer and washing machine with tumble dryer above. The cupboard is fully tiled whilst there is a side facing window.

Guest WC

A door opens from the rear porch to the guest wc which is fitted with a contemporary white suite including a low level flush wc and wall mounted wash hand basin with chrome mixer tap. There is also a wall mounted chrome heated towel rail, recessed ceiling spotlights and laminate wood effect flooring.

Side Hall

The side hall gives access to a secondary staircase leading up to the first floor accommodation whilst there is a vaulted ceiling with painted timber beams and a radiator. There is also a further feature front door with glazed panels inset.

First Floor Landing

A staircase leads up from the entrance hall to the first floor landing which has a spiral staircase leading up to the second floor loft conversion whilst there is also a radiator.

Master Bedroom/Suite 16' 9" x 10' 5"(MAX) (5.11m x 3.17m(MAX))

In reality, a number of these four superb sized double bedrooms could act as the master however, this superb suite benefits from having a bedroom area, dressing area and en-suite.

Master Bedroom 10' 5"(MAX) x 8' 3" (3.17m(MAX) x 2.52m)

The master bedroom itself is fitted with a front facing UPVC double glazed window and a partially vaulted ceiling whilst there is a curved radiator sitting upon a feature curved wall. An archway leads through to the dressing area.

Dressing Area 8' 0" x 8' 8"(MAX into robes) (2.44m x 2.64m(MAX into robes))

The dressing area benefits from having built-in contemporary wardrobes and a front facing UPVC double glazed window whilst there is a partially vaulted ceiling and a radiator. A door opens through to the en-suite.

En-suite

The en-suite is fitted with a contemporary white suite which includes a low level flush wc, pedestal wash hand basin with chrome mixer tap and shower enclosure also with chrome mixer tap. The walls are fully tiled whilst there is a wall mounted chrome heated towel rail and extractor fan. There is also a tile effect flooring and side facing UPVC double glazed window.



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Bedroom 2 13' 3" x 10' 10" (4.04m x 3.3m)

A second spacious double bedroom which could also be used as a master, boasts a stunning far reaching view through the side facing UPVC double glazed window. There is also a radiator.

Bedroom 3 12' 3" x 10' 11" (MAX) (3.73m x 3.33m (MAX))

A third spacious double bedroom benefits from having an alcove which creates the perfect vanity unit area with concealed over head lighting whilst there is also a radiator, partially vaulted ceiling and side facing UPVC double glazed window. A door opens to a small area between bedroom three and four where there is a mirror, vanity unit with wash hand basin, chrome mixer tap and base cabinet storage facility below.

Bedroom 4 12' 3" x 11' 11" (3.73m x 3.64m)

A fourth large double bedroom benefits from having a partially vaulted ceiling with exposed timber beams, a radiator and front facing UPVC double glazed window. Doors open to the small area between bedrooms three and four housing the vanity unit whilst a further feature arched door opens to the secondary landing accessed from the side porch.

Family Bathroom 11' 4" x 7' 10" (3.46m x 2.40m)

This spacious and contemporary refitted family bathroom comprises a white suite which includes a low level flush wc and a large vanity unit incorporating his and hers sinks with separate chrome mixer taps with base cabinet storage facilities beneath, and a large mirror above. There is a huge oversized bath with chrome mixer tap and separate shower head attachment whilst the bathroom is even sizable enough to allow for a separate Spa style shower enclosure. The room also benefits from having fully tiled walls and contemporary wall mounted heated chrome radiator, laminate wood effect flooring whilst there are recessed ceiling spotlights and a UPVC double glazed window.



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Second Floor Landing

A spiral staircase leads up from the first floor landing to a second floor landing area which is fitted with a skylight whilst doors open up to a loft room and eaves storage.

Loft Room/Office 14' 7" x 11' 0" (Restricted ceiling height) (4.44m x 3.35m (Restricted ceiling height))

The loft has been converted into a large office area and has been beautifully redecorated having a side facing UPVC double glazed window providing a superb far reaching outlook.

Exterior

The property sits on a beautifully manicured garden plot with black wrought iron gates opening to a block paved effect concrete set pathway which leads up to the storm porch canopy in front of the main entrance. The pathway is flanked to either side by lawned gardens with mature shrubs set within whilst to the one side is a further block paved effect concrete set driveway providing parking for one vehicle. From here a door opens to the side porch whilst a wrought iron gate opens down the side of the property to a low maintenance side garden with slate chipped and gravelled areas boasting a range of mature shrubs and trees. There is also a small feature fountain and wooden seating area. A slate chipped pathway leads down the rear of the property to the formal garden which is laid mainly to lawn with a raised block paved seating area with a separate timber decked seating area sitting to one side beneath a timber pergola. There are a range of mature shrubs, a garden shed, two outside taps and outside lighting whilst to the rear of the plot is a greenhouse which sits adjacent to the garage block. A pathway leads down the side of the garage block giving pedestrian access to the driveway which is accessed off the main Eccleshall Road. The driveway provides parking for numerous vehicles and gives vehicular access to the double garage.

Garage Block/Outbuilding

The property benefits from having a large outbuilding / garage block which incorporates a double garage, accessed off the driveway, whilst to the rear is an office/workshop which is accessed off both the garage and garden. The outbuilding is sizable enough and has superb potential to be converted into a separate annexe, subject to gaining the necessary planning permission and building regulations.

Office/Workshop 16' 0" x 5' 9" (4.88m x 1.76m)

The office/workshop is fitted with a wood effect flooring and side facing UPVC double glazed window whilst there is also a side facing UPVC double glazed exterior door leading out to the garden. An internal door leads through to the garage.

Double Garage 18' 0" x 16' 8" (5.48m x 5.09m)

The large detached garage block offers the opportunity to convert into a dependent relative bungalow, subject to gaining the necessary planning permission and has two separate double doors open to a double garage which benefits from having its own lighting and power. An internal door leads through to the workshop/office.

Note

Please note, a vendor of this property is an employee of Dourish & Day Estate Agents.



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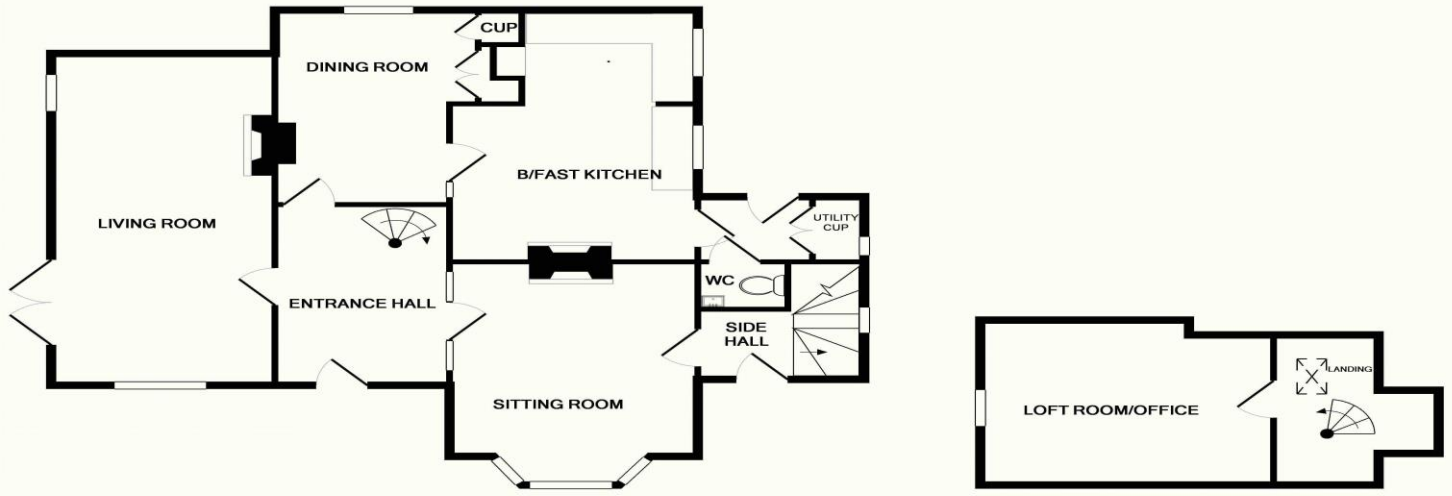
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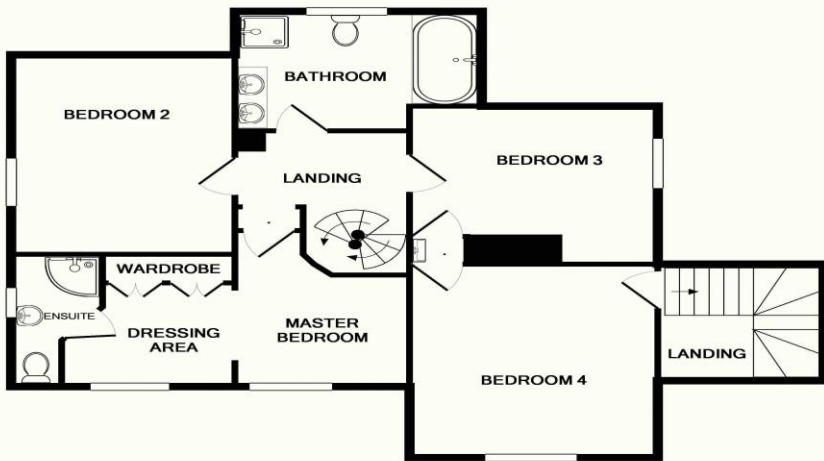
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GROUND FLOOR

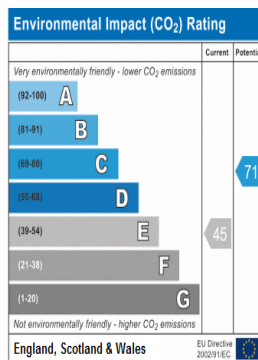
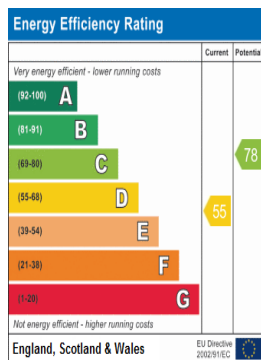
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2ND FLOOR



1ST FLOOR

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