



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: D

Derrington Stafford

Chestnut Close Derrington
Stafford Staffordshire



Are you after a four bedroom detached family home in a desirable, yet convenient Village location within a small well regarded Cul-de-Sac? If the answer is "yes", then this well presented home fits of all of the above criteria and is ready to view! Internally, to the ground floor, the property comprises of an entrance hallway, good sized living room, study, refitted dining kitchen with double glazed double doors leading into the private garden and a guest WC. Meanwhile, to the first floor there are four bedrooms and a refitted family bath/shower room. Externally, the property enjoys ample off road parking, carport and single garage/utility room. The rear garden is beautifully maintained, private and well stocked with two block paved seating areas.

- Well Presented Four Bedroom Detached House
- Living Room & Refitted Dining Kitchen
- Entrance Hallway, Study & Guest WC
- Ample Parking, Carport & Garage/Utility Area
- Well Stocked & Private Rear Garden
- Desirable Semi rural Village Close To Stafford Town

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Entrance Hall

Being accessed through a double glazed door and having radiator and stairs leading to the first floor accommodation.

Guest WC

Having a refitted suite which includes a pedestal wash hand basin and low level WC. Tiled floor, splashback tiling and double glazed window to the rear elevation.

Lounge 15' 10" x 14' 0" (4.83m x 4.27m)

A spacious and light lounge having a radiator, coving and double glazed picture window to the front elevation.

Study 8' 9" x 7' 4" (2.66m x 2.23m)

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

Dining Kitchen 10' 7" x 17' 4" (3.23m x 5.29m)

Being refitted and having a contemporary range of units extending to base and eye level with fitted work surfaces having an inset one and a half bowl



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sink drainer with mixer tap. Spaces for cooker, fridge/freezer and dishwasher. Tiled floor, splashback tiling, numerous downlights, coving and double glazed window and door leading to the private rear garden and block paved patio.

First Floor Landing

Having coving and access to loft space.

Bedroom One 12' 5" x 12' 0" (3.78m x 3.66m)

Having a built-in double wardrobe, coving, radiator and double glazed window to the front elevation.

Bedroom Two 10' 11" x 9' 9" (3.33m x 2.96m)

Having a built-in double wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three 8' 3" x 9' 6" (2.52m x 2.89m)

Having an airing cupboard housing the wall mounted gas central heating boiler, radiator and double glazed window to the front elevation.

Bedroom Four 7' 1" x 9' 9" (2.15m x 2.96m)

Having fitted double wardrobe, radiator and double glazed window to the rear elevation.

Family Bathroom / Shower Room 8' 2" x 6' 1" (2.49m x 1.85m)

Being refitted in a contemporary style and having a panelled bath with chrome mixer tap, tiled shower with mains shower, wash hand basin set into granite effect top with chrome mixer tap and vanity units beneath and enclosed dual flush low level WC. Wall mounted contemporary style units with mirror fronted doors, chrome towel radiator, tiled floor, tiled walls and double glazed window to the side elevation.

Outside - Front

The property has a low maintenance gravelled front garden and a block paved driveway provides ample off road parking and leads to:

Carport

Which leads to:

Garage / Utility 17' 1" x 8' 9" (5.20m x 2.67m)

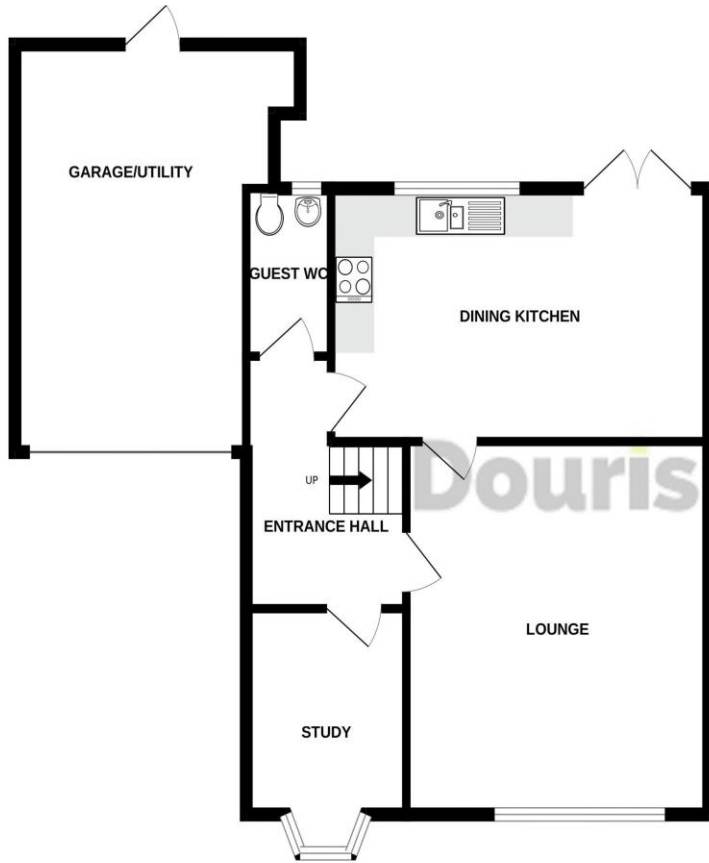
Having space and plumbing for appliances, power, lighting and up and over door to the front elevation.

Outside - Rear

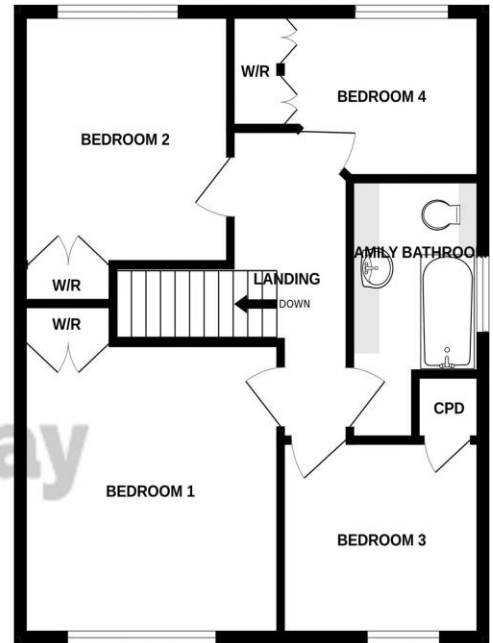
The beautiful and well maintained rear garden includes two block paved seating areas. The remainder of the garden is mainly laid to lawn with well stocked beds having a variety of plants and shrubs. There is outside lighting.



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

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		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		72	83
Energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			



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