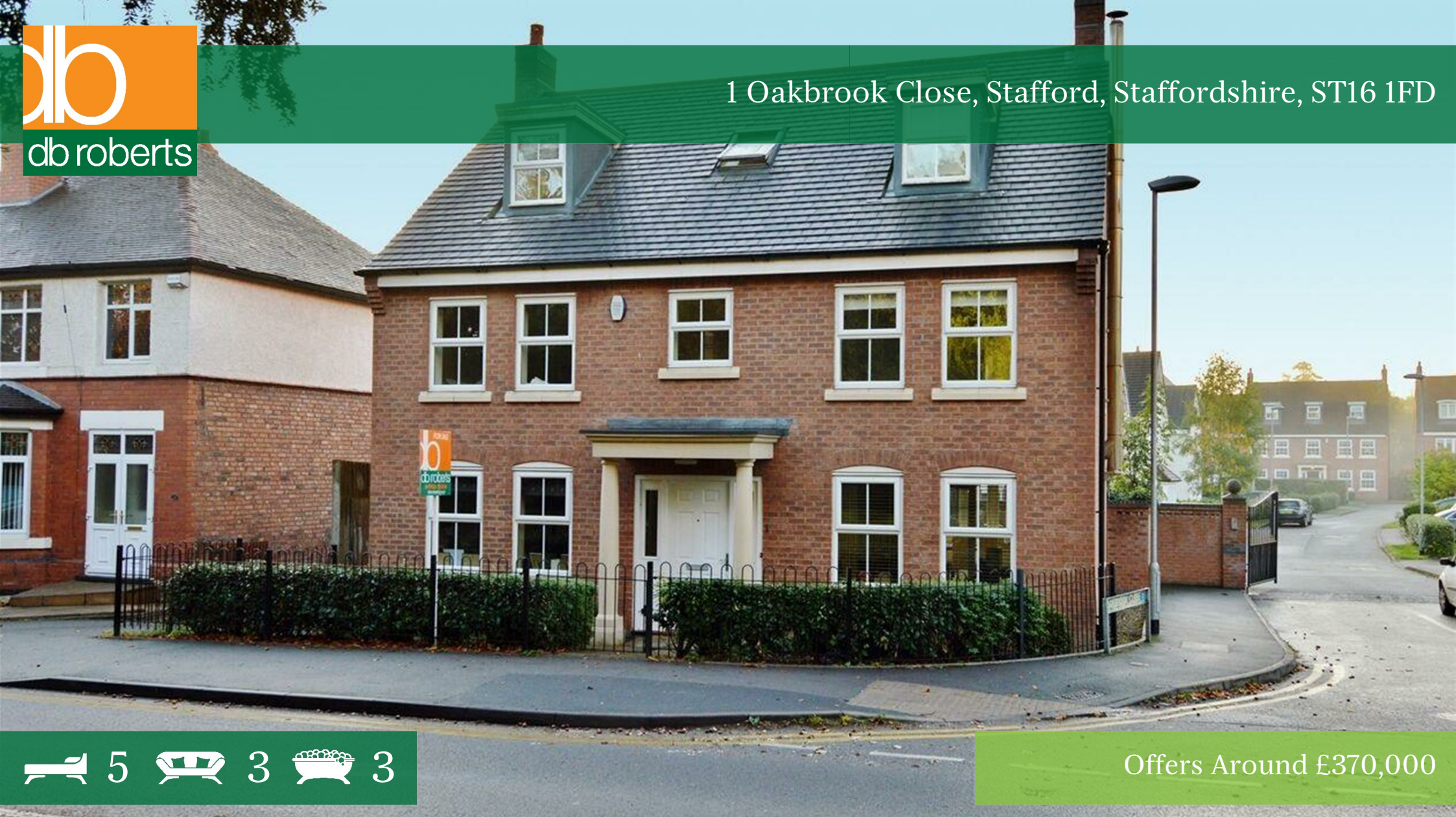


1 Oakbrook Close, Stafford, Staffordshire, ST16 1FD



- Detached House
- Five Bedrooms
- Three Reception Rooms
- Within 1 Mile of Main-Line Rail Station
- Detached Garage & Parking
- EPC = C





Property description

This property redefines flexible family accommodation. Arranged over three floors the room sizes are generously proportioned and facilities provide ample comfort for a family with three reception rooms, a large kitchen/ breakfast room, five bedrooms and three bathrooms. Positioned on the main road into Stafford but also part of the gated community of Oakbrook Close, which is within 1 mile of the main line rail station with regular services to major UK cities and around 3 miles from Junction 14 of the M6 motorway opening up access to the national road network. Locally, the county town of Stafford is nearby and there are schools, GP surgery and the golf course all within easy reach.

Accommodation

ENTRANCE HALL

GUEST CLOAKROOM

STUDY

LIVING ROOM

DINING ROOM

KITCHEN/ BREAKFAST

UTILITY

FIRST FLOOR

MASTER SUITE

DRESSING AREA

EN SUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SECOND FLOOR

BEDROOM FOUR

JACK AND JILL EN SUITE

BEDROOM FIVE

GARAGE

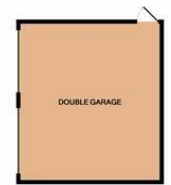
FLOORPLAN & SPACE PLANNER

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser:

EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Floor plan



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Tenure: Freehold

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.