



**Spreadoaks Drive, Stafford, ST17 4RP**

**Offers Over £260,000**

**Stunning Three-Bedroom Detached Home in Wildwood, Stafford**

Nestled in the heart of the highly sought-after Wildwood area, this beautifully presented three-bedroom detached home offers elevated views and a modern lifestyle. Located on Spreadoaks Drive, this property is within walking distance to excellent local schools, convenient amenities, nearby parks, and scenic canal walks. For nature lovers, the breathtaking Cannock Chase, an Area of Outstanding Natural Beauty, is just a short drive away, making this home the perfect blend of urban and rural living.

## Key Features of the Property:

**Desirable Location:** Situated in Wildwood, one of Stafford's most prestigious residential areas, offering easy access to reputable local schools, shops, parks, and picturesque walks along the nearby canal.

**Spacious Living Areas:** The ground floor boasts an inviting entrance porch and hall, a bright and spacious living room, and a well-equipped dining kitchen that is perfect for family meals and entertaining.

**Modern Media Wall:** A stylish media wall has been recently installed, providing a focal point in the living room and offering a contemporary feature for modern living.

**Three Bedrooms and Family Bathroom:** The first floor houses three well-proportioned bedrooms, ideal for families or those working from home, and a modern family bathroom.

**Ample Off-Street Parking:** Externally, the home benefits from double gates leading to a driveway, providing secure parking for multiple vehicles, as well as access to the detached garage.

**Converted Garage with Salon:** The garage has been thoughtfully converted into a professional salon, featuring electric doors and additional storage space—perfect for those looking to run a business from home or needing extra flexibility for hobbies and work.

**Low-Maintenance Garden:** The rear garden has been landscaped with raised sleeper beds and a block-paved seating area, creating a private and tranquil outdoor space that is perfect for relaxation or entertaining guests.

**Local Area Information:** Wildwood is renowned for its peaceful surroundings and family-friendly atmosphere. Residents enjoy excellent transport links, with Stafford town centre just a few minutes away and easy access to the M6 motorway, making commuting to Birmingham, Stoke, or further afield a breeze. The Wildwood shopping centre offers a range of local shops, supermarkets, and cafes, while Stafford's vibrant town centre provides further retail, dining, and leisure options.

The property is also ideally located for families,

with Wildwood Park nearby for outdoor activities and children's play areas, as well as top-rated schools including Barnfields Primary School and Walton High School. For those who love the outdoors, Cannock Chase offers a wealth of walking, cycling, and horse-riding trails, as well as stunning natural landscapes to explore.

**Why You Should View This Home:** This property offers an unbeatable combination of modern features, flexible living spaces, and a prime location in the heart of Wildwood. Whether you're looking for a spacious family home, a business opportunity with the converted garage salon, or simply a home with great transport links and local amenities, this house ticks all the boxes.

Book your viewing today and experience the best of Wildwood living!

## Ground Floor

### Lounge 16'2" x 11'8" (4.93 x 3.57)



The lounge in this home is an impressive, stylish space with a modern feature media wall that will surely catch the eye of any visitor. The wall boasts an inset electric fireplace, creating a cozy ambiance, while the sleek wall-mounted TV and subtle LED lighting add a contemporary flair. This room is beautifully designed with neutral tones, enhancing the natural light streaming through the large bay window, making it the perfect spot for relaxation. The layout accommodates a spacious seating area, ideal for both family gatherings and quiet evenings in front of the fire.

### Kitchen Diner 10'7" x 14'7" (3.25 x 4.47)



This spacious and modern kitchen diner provides the ideal space for cooking and entertaining. With sleek, cream-colored cabinetry and warm wood countertops, the kitchen is both stylish and functional. space for several appliances. Natural light floods in through large windows, giving the kitchen a bright, airy feel. The dining area, with sliding doors leading out to the garden, offers a cosy spot to enjoy family meals

or entertain guests. The layout maximizes space and flow, connecting seamlessly to the rest of the home while providing plenty of storage.

### Entrance Hall



Welcome into this charming entrance hall, a welcoming first impression of the home with neutral decor and soft carpeting. The space offers a practical setup with a convenient small shelf area perfect for keys, phones, or other everyday essentials. The carpeted staircase invites you to the upper level of the house, adding warmth and character to this functional yet stylish space.

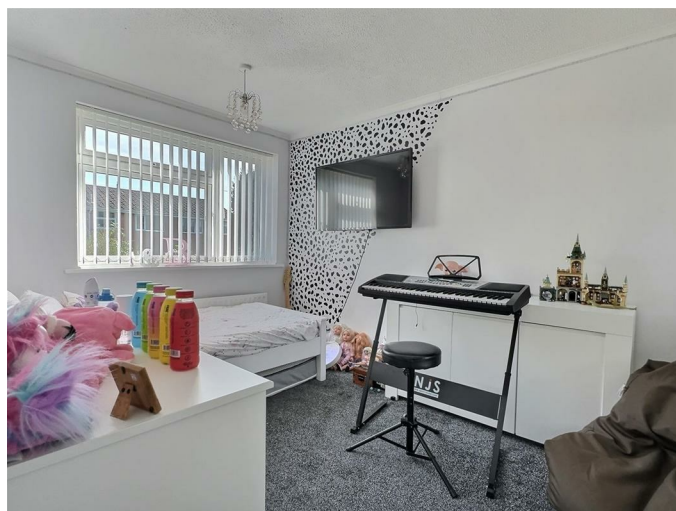
### First Floor

### Bedroom One 13'6" x 8'6" (4.13 x 2.60)



This serene double bedroom is beautifully appointed, featuring a luxurious fitted double wardrobe with sliding mirrored doors, perfect for ample storage. The room is filled with natural light through a large double-glazed window, offering stunning views and a peaceful atmosphere. The neutral decor and soft carpeting make this space a restful retreat, while the radiator ensures warmth and comfort throughout the year.

### Bedroom Two 13'3" x 8'6" (4.06 x 2.61)



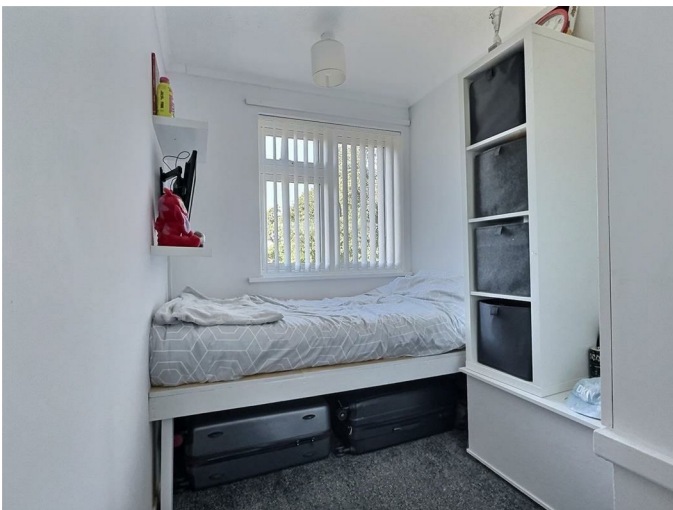
Bedroom two offers a spacious and bright layout, featuring a large window that allows plenty of natural light to flood the room. The neutral tones on the walls, paired with the feature wallpaper, give this room a modern yet cozy feel. Perfectly sized for a child's bedroom or a versatile guest room, this space is adaptable to suit a range of needs. The room also includes space for additional furnishings and can easily be personalized to your taste.

### Bathroom 8'6" x 5'10" (2.60 x 1.80)



The bathroom features modern, neutral tiles surrounding the bath and sink, complementing the fresh, clean look. The frosted window allows for privacy while still letting in natural light. There's an electric shower installed, not visible in the image, offering convenience and practicality. The white suite, including a pedestal sink, WC, and bath, is enhanced by chrome fixtures, providing a sleek, contemporary feel to the room.

### Bedroom Three 9'8" x 6'0" (2.97 x 1.83)



Bedroom three is a cosy single room, ideal for a child's bedroom, guest room, or home office. It

benefits from a double-glazed window that allows plenty of natural light, creating a bright and airy atmosphere. The space includes built-in shelving and ample storage beneath the bed, ensuring a practical and functional layout.

### Landing



A light and airy landing that provides access to all first-floor rooms. The neutral décor and large window allow natural light to fill the space, creating a bright and welcoming atmosphere. The landing also features convenient loft access for additional storage.

### Converted Detached Garage 16'9" x 10'4" (5.11 x 3.16)



This beautifully converted detached garage has been refitted into a sleek, professional salon space, ideal for a home-based business or flexible work area. The salon features modern fixtures, ample lighting, and a large mirror, creating a polished, inviting atmosphere for clients. With the added benefit of an electric retractable garage door and a dedicated storage area at the rear, this versatile space can be easily transformed to suit various business needs.

beyond its current setup.

Please note Barber equipment including mirror will not be left. The room is very adaptable for all kinds of home business needs.

### Garden

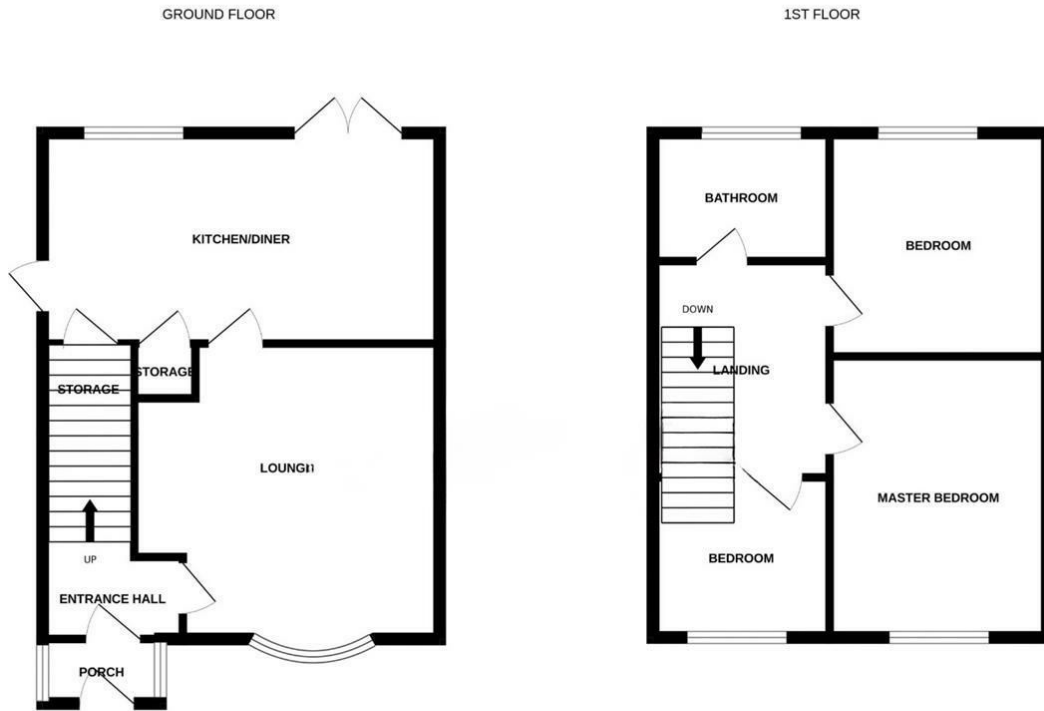


The rear garden of this property is perfect for both relaxation and entertaining. It features a low-maintenance design with artificial grass and beautifully raised flower beds. A private patio seating area provides ample space for outdoor furniture, perfect for dining or relaxing. Towards the rear, you'll find a luxurious hot tub, ideal for unwinding after a long day. The detached garage, which has been converted into a professional salon, adds versatility to the outdoor space. Additionally, the electric roller door allows convenient access and security, completing this well-designed, functional garden.

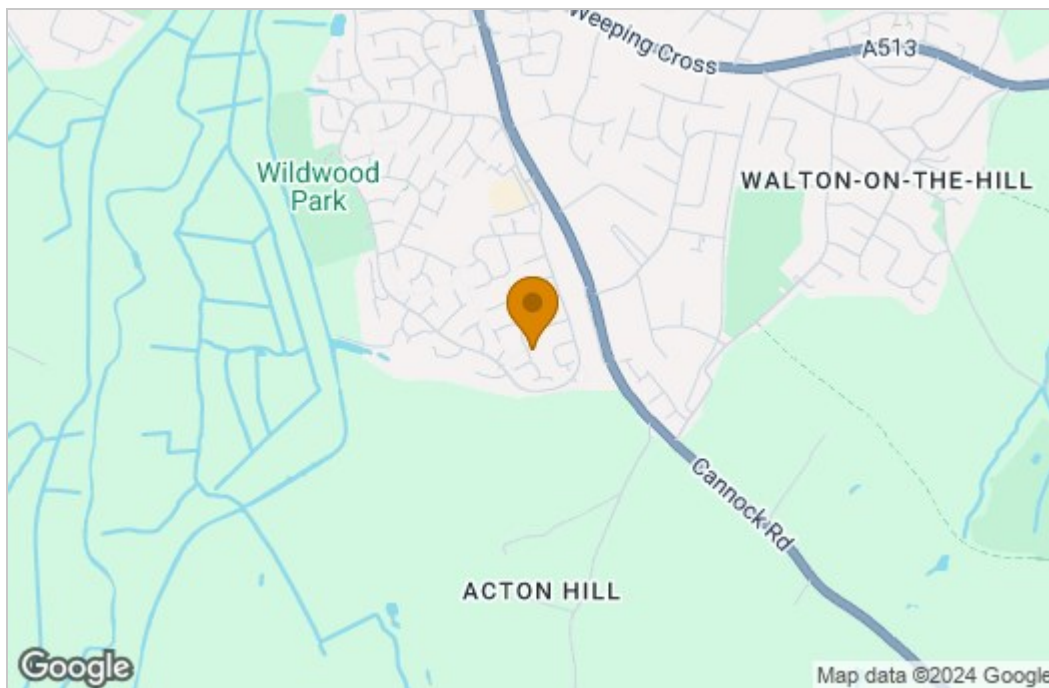
### Stunning Views

The front of the property benefits from expansive, unobstructed views over a picturesque green space, offering a peaceful and scenic outlook. Perfect for those who enjoy outdoor walks, the area combines natural beauty with the convenience of nearby amenities. This green expanse enhances the sense of privacy and tranquillity, making the property feel both connected to nature and comfortably residential. Ideal for families and professionals alike, this unique setting adds a touch of countryside charm to suburban living.

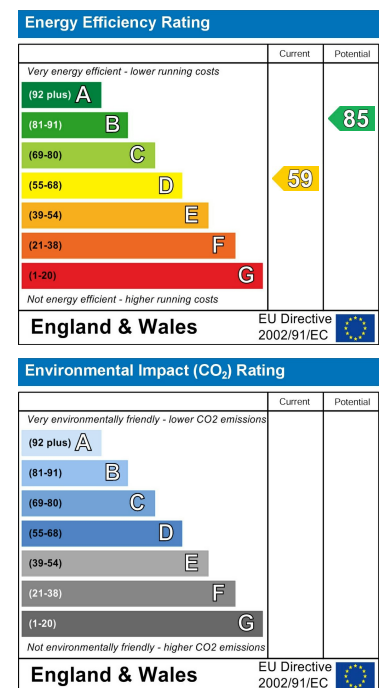
# Floor Plan



# Area Map



# Energy Efficiency Graph



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