

**Ampleforth Drive, Stafford, ST17 4TE**  
**Offers In The Region Of £375,000**  
**Council Tax Band: D**



Nestled in the charming neighbourhood of Ampleforth Drive, Stafford, this delightful detached house offers a perfect blend of comfort and space. Built in 1990, the property boasts a generous 1,464 square feet of living area, making it an ideal family home.

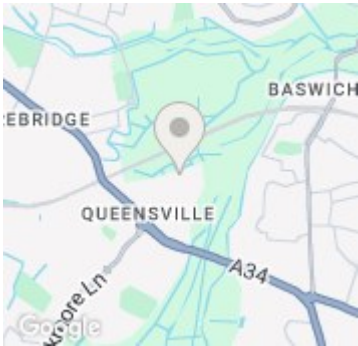
Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of room for family members or guests, each offering a peaceful retreat at the end of the day.

The property features two modern bathrooms, catering to the needs of a busy household while ensuring convenience and privacy. The overall design and layout of the house create a warm and welcoming atmosphere, perfect for family living.

Situated in a desirable location, this home is close to local amenities, schools, and parks, making it an excellent choice for families seeking a vibrant community. The combination of space, comfort, and a prime location makes this property a must-see for anyone looking to settle in Stafford. Don't miss the opportunity to make this lovely house your new home.



Open House Staffordshire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	