

**One-of-a-kind**  
**Aldershaw Close**  
**Stafford ST16 1SX**  
**Stafford BJB**  
**Freehold**



**butters**<sup>bjb</sup>  
**john bee**

**STAFFORD**

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# butters john bee<sup>bjb</sup>

This truly unique and beautifully designed four bedroom detached home on Parkside offers a stunning blend of modern living and thoughtful architectural touches. From the moment you step inside, its clear this home is something special.

The ground floor has been completely transformed into an open, flowing living space that's both practical and full of character. The spacious lounge and dining area blend seamlessly, with tasteful design elements and a warm, contemporary feel throughout.

A standout feature is the impressive fish tank cleverly positioned between the lounge and a cosy office nook, creating a stylish divide while adding a touch of tranquil charm.

- Open-plan Living space
- Unique Fish Tank Feature
- Modern, High-spec Kitchen
- Outdoor Living Area
- Four Spacious Bedrooms
- Extras Throughout





**Entrance Hall 4.16 X 2.03 M**

**Living Room 4.73 X 4.40 M**

**Lounge/Diner 6.35 X 3.13 M**

**Kitchen 5.53 X 4.16 M**

**Study 5.33 X 2.82 M**

**Master Bedroom 3.75 X 2.90 M**

**Bedroom Two 3.34 X 2.95 M**

**Bedroom Three 4.41 X 2.27 M**

**Bedroom Four 2.78 X 2.57 M**

**Bathroom 2.45 X 1.79 M**

**Ensuite 2.90 X 1.18 M**

The layout continues to impress with a beautifully finished kitchen, complete with a central island and modern fittings. A frameless interior window between the lounge and kitchen enhances the sense of connection between spaces while still maintaining their individuality.

Step outside from the dining area into a bespoke outdoor living zone, featuring a slatted wooden canopy over a custom seating area—ideal for entertaining. The raised decking and additional seating, along with a large shed, complete this inviting garden retreat.



Upstairs, the home offers four generously sized bedrooms, including a master bedroom with a seamless integrated en suite, and a stylish family bathroom, perfect for growing families. A convenient downstairs WC is located near the entrance.

This is a rare opportunity to own a home that combines creativity, comfort, and quality in every corner.

Step outside from the dining area into a bespoke outdoor living zone, featuring a slatted wooden canopy over a custom seating area—ideal for entertaining. The raised decking and additional seating, along with a large shed, complete this inviting garden retreat.

**Stunning open-plan living with a unique fish tank feature creating a stylish divide between the lounge and office nook.**

**Modern kitchen with central island and seamless connection to the lounge via a frameless interior window.**

**Beautiful bespoke outdoor living space with a slatted wooden canopy, raised decking, and custom seating—perfect for entertaining.**



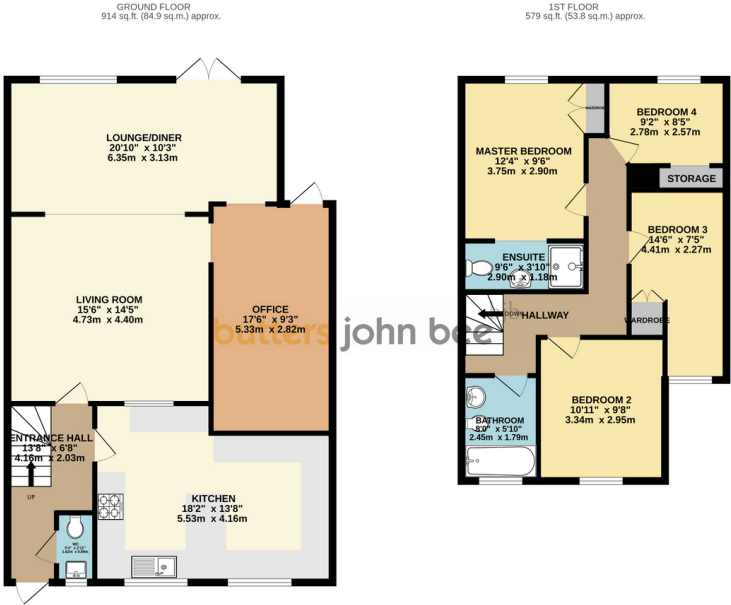












TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 2002

| Energy Efficiency Rating                    |                         |           | Environmental (CO <sub>2</sub> ) Impact Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) A                                     |                         |           | (92+) A                                                         |                         |           |
| (81 to 91) B                                |                         |           | (81 to 91) B                                                    |                         |           |
| (69 to 80) C                                |                         |           | (69 to 80) C                                                    |                         |           |
| (55 to 68) D                                | 67                      | 74        | (55 to 68) D                                                    | 63                      | 70        |
| (39 to 54) E                                |                         |           | (39 to 54) E                                                    |                         |           |
| (22 to 38) F                                |                         |           | (22 to 38) F                                                    |                         |           |
| (1 to 20) G                                 |                         |           | (1 to 20) G                                                     |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



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