

**Spacious 4
Bedroom Detached
Family Home
Pulteney Drive
Stafford ST16 1NU**
Freehold



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STAFFORD

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Available 8am - 10pm every day

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Nestled in a highly sought after location just off Eccleshall Road, this impressive four bedroom detached home offers generous living space, characterful features, and excellent versatility perfect for family living and home working alike. Ground Floor a welcoming entrance hall sets the tone for the homes sense of space and comfort. To the left, the traditional kitchen diner provides a warm and inviting heart to the home, offering ample space for cooking, dining, and family gatherings. The kitchen flows seamlessly through to the utility room, which provides additional storage and laundry facilities, as well as direct access to the rear garden. The large living room features a gas fireplace and offers a perfect space for relaxing or entertaining.

- Four Double Bedrooms
- Ensuite To Main Bedroom
- Double Garage
- Studio/Office/Workspace
- Sought-after Location
- Spacious Living Room



Entrance Hall 3.67m x 2.90m

A spacious and welcoming entrance hall creating a great first impression, featuring ample space for coats and shoes, with access to the main living areas and staircase to the first floor.

Living Room 6.66m x 3.64m

A large, bright living room with a central gas fireplace providing a cosy focal point, ideal for relaxing or entertaining, with plenty of space for comfortable seating and family gatherings.

Kitchen / Diner 6.36m x 2.97m (max)

A traditional-style kitchen diner offering generous workspace, fitted units, and room for family dining. Warm and inviting, it's the heart of the home with access through to the utility room.

Utility Room 3.94m x 2.83m

Practical and well-appointed, the utility offers additional storage and space for laundry appliances, with a convenient door leading directly to the rear garden for easy outdoor access and chores.

Dining Room 3.46m x 2.49m

A separate and versatile dining room perfect for formal meals or special occasions. Could alternatively serve as a playroom, snug, or home office depending on the family's needs and lifestyle.

Master Bedroom 3.99m x 3.20m

A generous double bedroom with built-in wardrobes and private ensuite shower room. Offers a peaceful retreat with ample natural light and plenty of space for freestanding furniture if desired.

Bedroom Two 3.67m x 3.34m

Spacious double bedroom featuring built-in wardrobes for excellent storage. Light and airy, ideal as a main guest room or for older children seeking comfort and personal space.

Bedroom Three 3.28m x 2.60m

Another well-proportioned double bedroom with built-in wardrobes and room for additional furnishings. Perfect as



a child's bedroom, study, or hobby room, combining practicality with comfort.

Bedroom Four 2.85m x 2.30m

A bright and flexible double bedroom without built-in storage, allowing versatile use as a guest room, nursery, or second home office depending on family requirements.

Bathroom 3.00m x 1.91m

A contemporary family shower room fitted with a large walk-in shower, wash basin, and W/C. Stylishly finished and designed for practicality and ease of maintenance.

Garage 5.25m x 5.25m

Spacious double garage providing secure parking and excellent storage. Offers potential for workshop use or conversion (subject to permissions) to suit a variety of needs.

Studio 5.25m x 3.82m

Positioned beside the garage, this dedicated studio or workspace is ideal for home working, creative projects, or a gym. A private, versatile space separate from the main house.



Ground Floor

A welcoming entrance hall sets the tone for the home's sense of space and comfort. To the left, the traditional kitchen diner provides a warm and inviting heart to the home, offering ample space for cooking, dining, and family gatherings. The kitchen flows seamlessly through to the utility room, which provides additional storage and laundry facilities, as well as direct access to the rear garden.

The large living room features a gas fireplace and offers a perfect space for relaxing or entertaining, while the separate dining room provides flexibility for formal dining, a playroom, or an additional sitting area. Completing the ground floor is a spacious W/C and a generous entryway with storage options.

First Floor

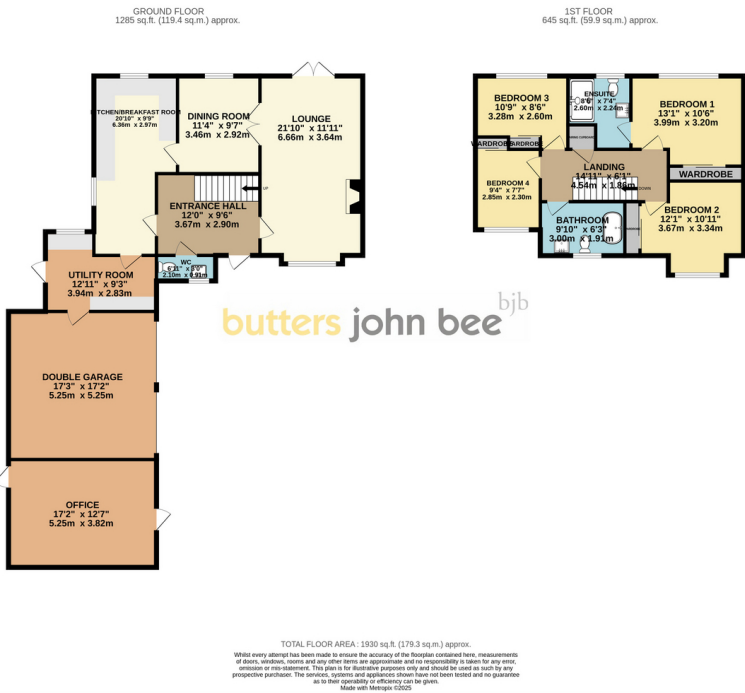
Upstairs, the property offers four well-proportioned double bedrooms, all thoughtfully designed for comfort and practicality. The principal bedroom benefits from built-in wardrobes and a private ensuite shower room, while bedrooms two and three also feature built-in wardrobes, providing excellent storage space. Bedroom four is a bright and versatile double room, ideal for use as a guest bedroom, nursery, or additional home office. A large family shower room, fitted with a modern walk-in shower, wash basin, and W/C, completes the first floor.

Outside

To the front of the property, a large private driveway provides parking for multiple vehicles and leads to a double garage. Adjacent to the garage is a dedicated studio/office/workspace, offering an ideal setting for home workin







Energy Efficiency Rating		Environmental (CO ₂) Impact Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		(55 to 68)	D
(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

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