



Staffa Drive, Alferton, DE55 5PJ

Asking Price Of £309,950

- VIRTUAL VIEWING AVAILABLE - NO UPWARDS CHAIN - SMARTMOVE HOMES are pleased to present this three-bedroom detached family home to the market. This fantastic property is being sold with 1/2 acre of grazing land to the rear of the property. To the ground floor there is a spacious master bedroom with ensuite shower room, two further bedrooms and a walk-in wardrobe being used as a bedroom and a modern family bathroom. To the lower ground floor there is a spacious living room with patio doors leading to rear garden, separate dining room and modern breakfast kitchen. The property has been refurbished throughout. Outside there is off road parking for several vehicles, large rear garden and patio seating areas. Contact the office on 01773



Property Description

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GROUND FLOOR

LANDING

Door and window to front elevation, stairs to lower ground floor living accommodation, airing cupboard and central heating radiator

MASTER BEDROOM

14' 7" x 10' 10" (4.44m x 3.3m) Window to front elevation, v shaped window to side elevation and central heating radiator.

ENSUITE

10' 10" x 3' 8" (3.3m x 1.12m) Window to rear elevation, wc, shower cubicle, pedestal wash basin, extractor fan, vinyl flooring and central heating radiator.

BEDROOM TWO

11' 1" x 9' 3" (3.38m x 2.82m) Window to rear elevation, loft access and central heating radiator.





BEDROOM THREE

11' 2" x 6' 11" (3.4m x 2.11m) Window to rear elevation and central heating radiator.



BEDROOM FOUR

8' 0" x 5' 4" (2.44m x 1.63m) Window to rear elevation and central heating radiator.



FAMILY BATHROOM

6' 11" x 6' 11" (2.11m x 2.11m) Window to front elevation, extractor fan, bath with mains fed shower over, pedestal wash basin, wc and vinyl floor



LOWER GROUND FLOOR

HALLWAY



LIVING ROOM

17' 4" x 12' 2" (5.28m x 3.71m) Window to rear elevation, door to side elevation, electric fire, two central heating radiators with TV point.



DINING AREA

10' 7" x 9' 8" (3.23m x 2.95m) Window to rear elevation, laminate floor and central heating radiator.

BREAKFAST KITCHEN

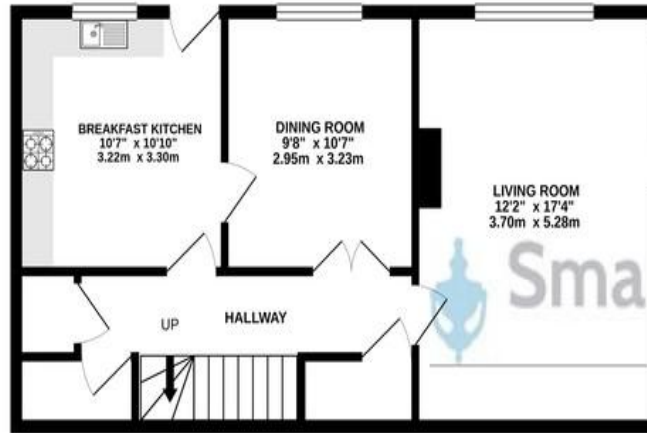
10' 10" x 10' 7" (3.3m x 3.23m) Door and window to rear elevation, stainless steel sinker and drainer, electric hob and oven, extractor fan, matching wall and base units, space for washing machine and dryer, vinyl flooring and central heating radiator.

OUTSIDE

DRIVEWAY

Off road parking for 4/5 vehicles

GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements