

Clothier & Day

Independent Estate & Letting Agents

9 DENSTONE AVENUE, THE MEADOWS, STAFFORD, ST17 4TL

MUCH EXTENDED & SUPERBLY PRESENTED 4 BED DETACHED HOUSE, CORNER PLOT



OFFERS IN THE REGION OF: £359,950

DIRECTIONS: Leave Stafford town centre via the A34 Lichfield Road. At the Queensville traffic island, turn left onto The Meadows. At the next island, turn left onto Ampleforth Drive. Take the first turning on the left into Charterhouse Avenue. Denstone Avenue is then first right, with number 9 being on the far left hand corner plot.

The Meadows benefits from being one of the most sought after locations in Stafford. It is conveniently situated approximately 1 mile from Stafford town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network, via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: **LARGE PORCH. THROUGH RECEPTION HALLWAY. GUESTS CLOAKS/WC. LARGE FAMILY LOUNGE. SEPARATE DINING ROOM. FITTED KITCHEN BREAKFAST ROOM. GOOD SIZE UTILITY ROOM. SPACIOUS GAMES/PLAY ROOM. REAR FACING OFFICE. FOUR GOOD SIZE BEDROOMS. SUPERB RE-FITTED EN-SUITE SHOWER ROOM TO MASTER BEDROOM. LARGE BATH AND SHOWER ROOM COMBINED. DOUBLE GLAZED WINDOWS. GAS CENTRAL HEATING. GARAGE. AMPLE PARKING. WELL LAID OUT GOOD SIZE GARDENS. CORNER PLOT. VIEWS OVER OPEN MEADOW LAND. INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THIS SUPERBLY PRESENTED, UNIQUE AND SPACIOUS FAMILY HOME IN THIS POPULAR LOCATION.**

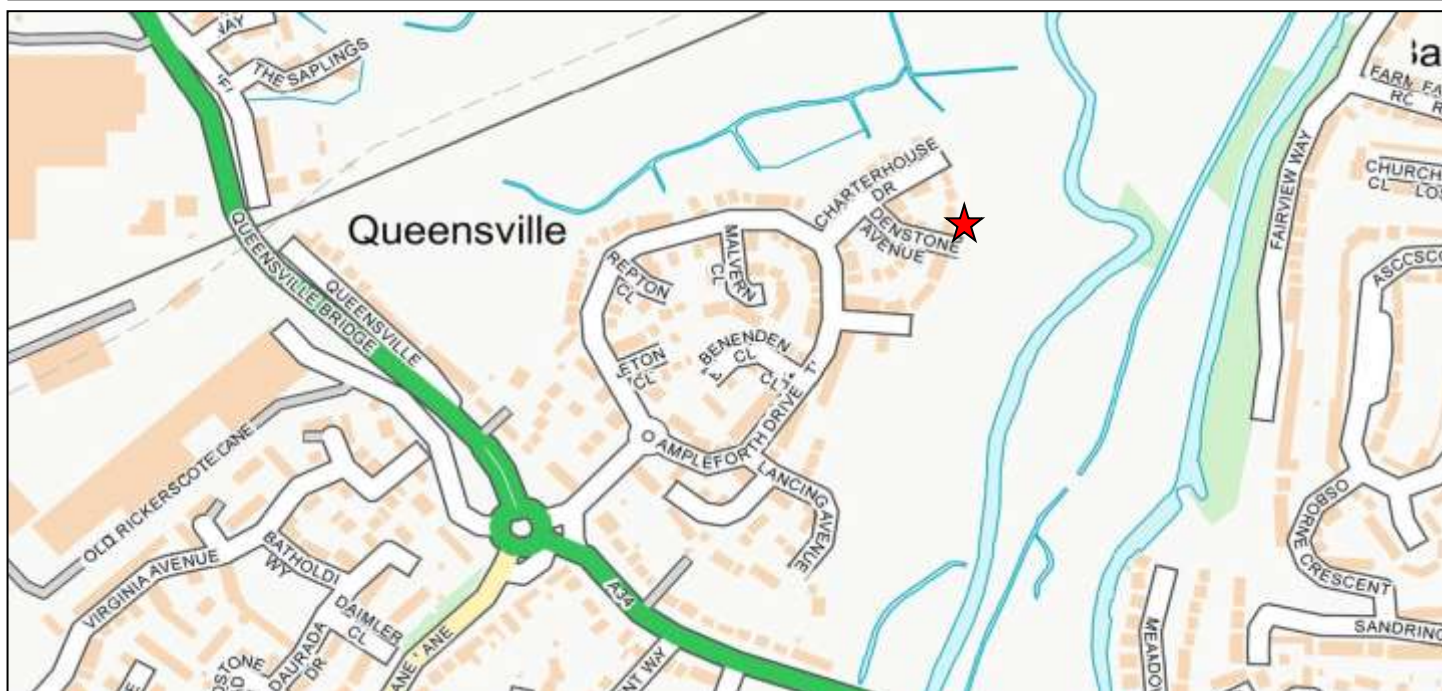
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Ground Floor
Approx. 187.2 sq. metres (1103.0 sq. feet)



First Floor
Approx. 118.8 sq. metres (1288.0 sq. feet)



AGENTS NOTE: Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** March 2021. **Photos taken:** March 2021.

ENCLOSED PORCH (2.32m (7ft 8ins) x 2.00m (6ft 7ins)) Having UPVC double glazed window to the front and both side elevations. Ceramic tiled flooring. Additional decorative UPVC double glazed door which gives access to

RECEPTION HALLWAY Having stairs to First Floor, door to the large family Lounge, door to Guests Cloaks/WC and door to the Kitchen/Family Room. Ceramic tiled floor. Front facing UPVC double glazed window. Panel radiator. Bell chime. Smoke alarm. Power point.

CLOAKS/WC Having front facing UPVC double glazed window. Ceramic tiled floor. The suite is in a classic white finish and comprise of a close coupled dual flush WC, vanity unit with storage cupboards and wash hand basin with chrome pillar taps, tiled walls around the vanity unit. Recessed area with dressing light. Panel radiator.

LOUNGE (5.95m (19ft 6ins) x 4.55m (14ft 11ins) excluding the walk in fire opening) Having front facing UPVC double glazed window which overlooks the open fields and meadow land. Panel radiator beneath. Large brick built fire recess in an Inglenook style with recently installed wood burning stove, quarry tiled hearth. Double glazed windows to either side of the fire recess area. Power points. Television point. Two panel radiators. Double width timber and glazed doors lead from this room and give access to

DINING ROOM (4.05m (13ft 3ins) x 2.60m (8ft 4ins)) Having rear facing UPVC double glazed French style doors with windows to either side. The doors lead into the rear garden and patio area. Panel radiator. Power points. Laminate laid floor. Timber and glazed door leads from the Dining Room and gives access to

FITTED LUXURY KITCHEN BREAKFAST ROOM (5.00m (16ft 4ins) x 3.70m (12ft 1ins) narrowing to 2.20m (7ft 2ins)) Having return door to the Reception Hallway and door to the large Utility Room. Ceramic tiled flooring. There is a full range of matching base and wall units which form a 'U' shape around the room, providing ample cupboard and drawer storage space. Wall storage cupboards are provided and the work surface is wood block. There is a recess with a ceramic Belfast style sink with mono-bloc mixer tap above. Integrated dishwasher is provided, five ring gas hob with extractor above. Integrated refrigerator. Tiled walls around the work surface areas. Concealed lighting beneath the wall cupboards. Power points. To the far wall of the Kitchen there is an integrated double oven and grill with storage cupboard above. Door leads into a good size walk in storeroom/pantry. The Breakfast area has a unit built. Panel radiator. Power points.

UTILITY ROOM (3.15m (10ft 3ins) x 2.50m (8ft 2ins)) This good size room has a rear facing UPVC double glazed pedestrian exit door with matching window to the side. Door leads from the Utility Room into the good size Playroom/Family Room. Door to Office/Study and a door which gives access to the Garage. Again the flooring is laid with ceramic tiles. The worktops are in a wood block finish. There is a stainless steel single drainer sink top with mono-bloc mixer tap, space and plumbing is provided for automatic washing machine along with space for tumble dryer. Ample under counter space is also provided for additional refrigerator/freezer and up to three additional appliances. Base storage cupboards along with wall storage cupboards. Tiled walls around the work surface areas. Panel radiator. Power points.

PLAYROOM/GAMES ROOM (4.25m (13ft 10ins) x 2.35m (7ft 9ins)) Having front facing UPVC double glazed window. Panel radiator. TV and Telephone points. Laminate laid flooring. Power points.

OFFICE (2.35m (7ft 8ins) x 2.20m (7ft 2ins)) Having rear facing UPVC double glazed window. Panel radiator. Power points. Telephone connection point. Cable Broadband connection point.

FIRST FLOOR

LANDING AREA Having drop down access point to loft space, which benefits from having a loft ladder and being fully boarded out, re-insulated, power points & lighting installed. Panel radiator. Power point. Smoke alarm.

MASTER BEDROOM (4.65m (15ft 3ins) x 3.15m (10ft 4ins)) Having front facing UPVC double glazed window with views over open fields and meadow land. Re-fitted with a full range of built in bedroom furniture which is included in the sale. Panel radiator. Power points. Door to

RE-FITTED LUXURY EN-SUITE SHOWER ROOM (3.15m (10ft 4ins) x 1.60m (5ft 3ins)) This en-suite has been re-fitted and restyled with an ultra modern layout to an exceptional no expense spared standard. It has a front facing double glazed window. Complementary full height tiling to all walls with a change of design to the wide shower area. Tiled flooring. Built-in vanity cupboards having useful shaving point and ample cupboard storage. Vanity shelving. Ceramic sink with chrome plated mono-bloc mixer tap. Dressing mirror. Semi-concealed dual flush WC. Down lighting to ceiling. Underfloor heating. There is a fixed overhead rain shower to the full width shower, which is entranced to the side of a glass shower screen. Fitted to the wall there is a hand held shower attachment, electronic controls for the shower which can be operated from either the shower area or from the entrance to the en-suite. Built in extractor over the shower area. Wall mounted radiator/towel rail. The en-suite also benefits from having had under floor electric heating installed, the controls are located at the entrance to the en-suite.

BEDROOM 2 (3.50m (11ft 5ins) x 2.70m (8ft 9ins)) Having side facing UPVC double glazed window. Panel radiator. Power points. Cornice to ceiling.

BEDROOM 3 (3.50m (11ft 5ins) x 2.70m (8ft 9ins)) Having rear facing UPVC double glazed window. Panel radiator. Power points. Cornice to ceiling.

BEDROOM 4 (4.35m (14ft 2ins) x 2.30m (7ft 6ins) max) Having two rear facing UPVC double glazed window. Panel radiator. Power points. Cornice.

FAMILY BATH & SHOWER ROOM (2.65m (8ft 8ins) x 2.20m (7ft 2ins)) Having side facing UPVC double glazed window. The suite again is in a classic white finish and comprises of an enclosed shower cubicle which is fully tiled, bi-fold doors, wall mounted Aqualiser thermostatically controlled shower mixer valve with fixed shower head above. Panel bath with chrome pillar taps, pedestal wash hand basin with chrome pillar taps and close coupled WC. Laminate laid floor. Panel radiator. Fully tiled walls. Electric shaver point. Cornice to ceiling.

OUTSIDE

This delightful property is situated on a corner plot at the end of Denstone Avenue with open aspect to the front elevation over open fields and meadow land. There is a sweeping re-laid tarmacadam laid driveway providing ample off road parking for several vehicles. The driveway in turn leads to the integral Garage which is accessed via metal up and over door. Pitched tiled roof with storage space. Power points. Side facing pedestrian exit door leads to the side pathway and rear garden. The front garden is enclosed with a mixture of compact privet hedging. The front garden is laid to lawn, stocked with shrubs. The lawn laid area extends around the side of the property where there are additional well stocked deep flowerbeds and laurel hedging. To the far side of the property there is a timber gate which provides pedestrian access to the rear garden, which is fully enclosed with panel fencing and is of an above average size. There is a large central shaped lawn laid area with deep well stocked borders and sitting areas. Small garden rockery and pool to the far right corner. To the left there is a shaped and slab laid patio/seating area with well stocked borders around. Wall with arched gate separates this seating area from the side of the property, where within the enclosed area there is an aluminium framed greenhouse, hard standing for garden shed, trees, shrubs and storage space provided, along with support for grapevine. The rear garden has numerous borders with shrubs, small slab laid area with covered seating area. Outside lighting, water tap and power points are provided.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary. Listed for sale on 4th March 2021.

**THE PROPERTY IS OFFERED SUBJECT TO CONTRACT
VACANT POSSESSION UPON COMPLETION**

