

Clothier & Day

Independent Estate & Letting Agents

20 PEARL BROOK AVENUE, ST GEORGES PARKWAY, STAFFORD, ST16 3WJ
 MODERN, SPACIOUS, 4 BEDROOM DETACHED HOUSE WITH OFFICE, & GARAGE



PRICE: £299,950

DIRECTIONS: Leave Stafford town centre via the A34 Queensway Ring Road. At the traffic lights by Aldi, turn right onto The St Georges Parkway Development. Take the first right into Pearl Brook Avenue, continue past an open area on the right, where number 20 can be found, evidenced by a **Clothier & Day** for sale board.

Pearl Brook is situated to the east side of the county town of Stafford, and is approximately 0.25 miles from the 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: **RECEPTION HALLWAY. OFFICE/PLAY ROOM. FAMILY LOUNGE. DINING ROOM. FITTED KITCHEN. UTILITY ROOM. GUESTS WC. MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE SHOWER ROOM. 3 FURTHER GOOD SIZE BEDROOMS. FAMILY SHOWER ROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. FULLY ENCLOSED GARDEN. GARAGE. DRIVEWAY PARKING.**

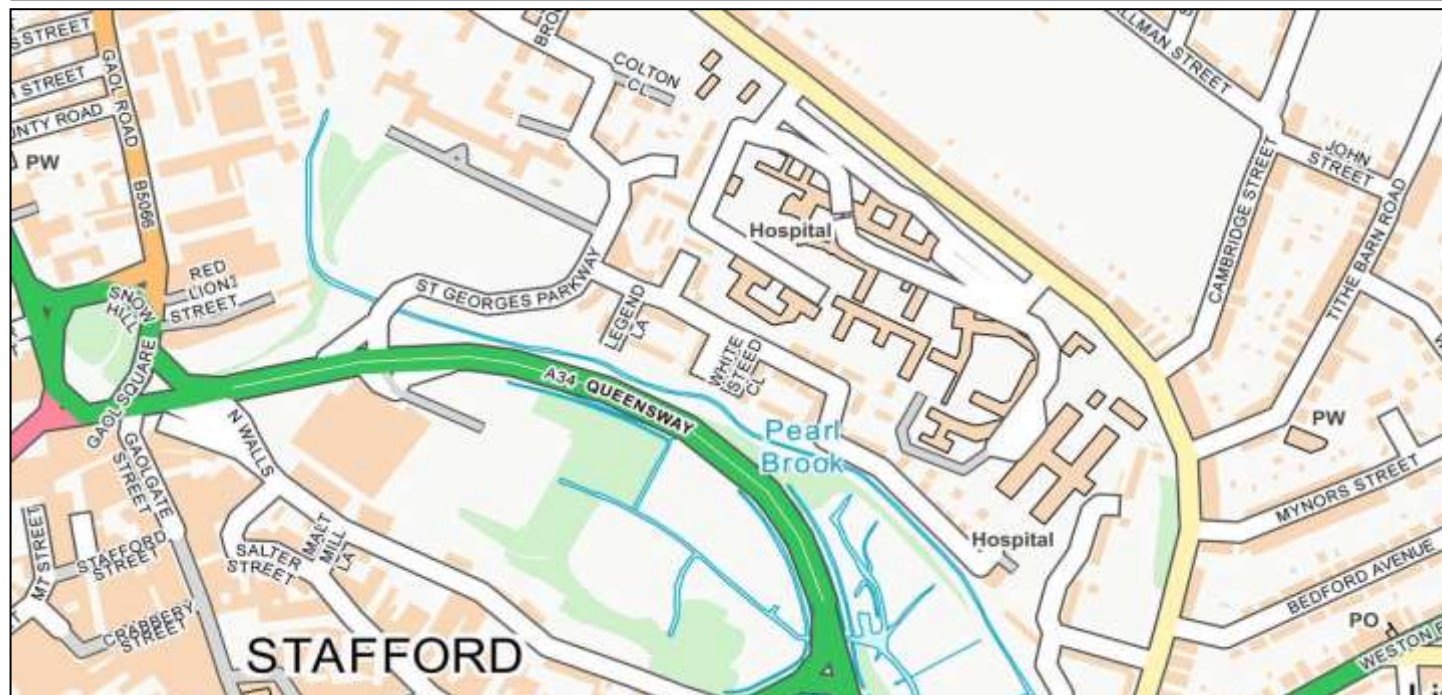
POPULAR LOCATION. CLOSE TO STAFFORD TOWN CENTRE. MUST BE VIEWED INTERNALLY TO APPRECIATE THE SIZE AND PRESENTATION OF THIS SUPERBLY PRESENTED PROPERTY. CD210408

Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 www.clothierandday.com www.rightmove.co.uk

Ground Floor



First Floor



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:** April 2021. **Photos taken:** April 2021.

No.20 Pearl Brook is a well presented four bedroom detached House with driveway parking and attached Garage. The property itself is entranced from beneath a canopy via a six panel door which leads to

WIDE RECEPTION HALLWAY Having tiled floor. Radiator cover to the panel radiator. Smoke alarm. Power points. Stairs which lead to the First Floor. On the left there is a door which leads to the Breakfast Kitchen. On the right a door which leads to the front facing Office/Playroom and facing is a door which leads to the rear facing family Lounge.

OFFICE/PLAYROOM (2.44m (8ft 0ins) x 2.24m (7ft 4ins)) This useful room has a front facing UPVC double glazed window. Panel radiator beneath. Laminate laid floor. Power points. Broadband point.

BREAKFAST KITCHEN (3.68m (12ft 1ins) x 2.39m (7ft 10ins)) This good size room has a front facing UPVC double glazed window. Full range of matching base and wall units in a high gloss grey finish with complementary work tops. Ceramic tile flooring. Door which leads to a useful under stairs storage area. Double panel radiator. Power points around the work surface area. Stainless steel one and a half bowl single drainer sink top with high neck mixer tap. Integrated dishwasher. Stainless steel five ring gas hob with wide stainless steel extractor above. Tall unit houses the double oven and grill to the side of which is an additional tall unit housing the integrated refrigerator/freezer. Wall storage cupboards are provided. Down lights to ceiling. Wide door opening leads to

UTILITY ROOM (2.39m (7ft 10ins) x 1.71m (5ft 7ins)) Having side facing timber and double glazed exit door to the side pathway, which is laid with slabs and decorative stone borders, front facing timber gate for secured access to the rear garden. The Utility Room has a door providing access to the Guests Cloaks/WC and door which leads to the rear facing family Lounge. Ceramic tile flooring. Base and wall units which match the Kitchen. Stainless steel single drainer sink top. Chrome taps. Space and plumbing is available for an automatic washing machine. Panel radiator. Power points. Wall cupboard housing the Potterton gas boiler for both central heating and hot water.

GUESTS CLOAKS/WC Having ceramic tiled floor. Close coupled dual flush WC, pedestal wash hand basin with chrome plated taps. Splash back tiling. Panel radiator. Extractor fan to ceiling.

DINING ROOM (3.43m (11ft 3ins) x 2.63m (8ft 7ins)) This good size room has a rear facing UPVC double glazed window. Panel radiator. Ceramic tiled floor. Power points. Double width decorative glazed French style doors lead to

GOOD SIZE FAMILY LOUNGE (5.59m (18ft 4ins) x 3.14m (10ft 3ins)) Having rear facing UPVC double glazed French doors and window units which lead out to the rear garden. The flooring in the Lounge is laid in an oak finish laminate. Double panel radiator. Power points. Television point. Twin pendant lights to the ceiling.

FIRST FLOOR

Stairs to

LANDING AREA Having access point to the insulated loft space via a drop down loft hatch. Smoke alarm. Power points. Door

which leads to the airing cupboard housing the pressurised hot water cylinder, doors to all four Bedrooms and the family Bathroom.

BEDROOM 1 (4.56m (15ft 0ins) x 3.14m (10ft 3ins)) Having front facing UPVC double glazed window. Panel radiator. Doors to double width built-in wardrobe. Power points. Door to

EN-SUITE SHOWER ROOM Having front facing UPVC double glazed window. Half height decorative tiling to walls. Pedestal wash hand basin with chrome plated mono-bloc basin filler tap, dual flush close coupled WC. Wall mounted towel rail/radiator. Corner shower cubicle with wall mounted thermostatically controlled mixer valve with riser rail for the attachment of the shower head. Extractor fan to ceiling. Ceramic tiled floor. Down lights.

BEDROOM 2 (3.97m (13ft 0ins) x 2.87m (9ft 5ins)) This double room has a rear facing UPVC double glazed window. Panel radiator. Power points.

BEDROOM 3 (2.65m (8ft 8ins) x 2.47m (8ft 1ins)) This rear facing room has a UPVC double glazed window. Panel radiator. Power points.

BEDROOM 4 (3.00m (9ft 10ins) x 2.12m (6ft 11ins)) This front facing room has a UPVC double glazed window. Panel radiator. Power points.

FAMILY BATHROOM Having side facing UPVC double glazed window. Complementary part tiled walls. Pedestal wash hand basin with chrome plated mono-bloc basin filler tap, dual flush close coupled WC. Large corner shower cubicle with wall mounted thermostatically controlled shower mixer valve, riser rail for the attachment of shower head. Towel rail/radiator. Down lights and extractor fan to ceiling. Ceramic tiled floor.

OUTSIDE

There is a slab laid pathway providing pedestrian access to the front door. Stocked borders to either side. To the far left of the property there is a double width slab laid pathway leading to a timber security gate to the rear garden. To the right hand side of the property there is a block laid driveway for off road parking, this in turn leads to the brick built attached Garage which is accessed via electrically operated up and over, the Garage benefits from having a pitched tiled roof providing a useful storage area, power and lighting is installed. The good width rear garden is fully enclosed with panel fencing. There is a slab laid patio area which extends across the rear to the full width. The bulk of the remaining garden area is laid to lawn and there is a good size deck laid outside seating area.

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.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

