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Clothier & Day

Independent Estate & Letting Agents

3 CHASE CRESCENT, BROCTON, NR STAFFORD, ST17 0TD

MUCH IMPROVED, SUPERBLY PRESENTED AND EXTENDED 3 BED SEMI DETACHED HOUSE



OFFERS IN THE REGION OF: £289,950

DIRECTIONS: Leave Stafford town centre via the A34 Lichfield Road. Continue over Radford Bank onto the A34 Cannock Road. At the Brocton crossroads, turn left into Sawpit Lane. Chase Crescent is then first right, number 3 can then be found on the right hand side of the cul-de-sac.

Chase Crescent benefits from being in one of the most sought after areas in Stafford, and is conveniently situated approximately 3.0 miles from Stafford town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Cannock Chase, which is an area of outstanding natural beauty, is approximately 0.25 miles away. Stafford has direct access to the national motorway network, via the M6, which also gives access to the M6 Toll Road. Chase Crescent is also within the much sought after, Walton High School catchment area.

Accommodation in brief: **THROUGH HALLWAY. LARGE FRONT FACING LOUNGE DINER. REAR FACING SEPARATE DINING ROOM. GOOD SIZE EXTENDED FITTED KITCHEN. SIDE HALLWAY WITH GREAT GROUND FLOOR SHOWER ROOM/WC. THREE BEDROOMS. FAMILY BATHROOM. GAS CENTRAL HEATING. UPVC DOUBLE GLAZING. GOOD SIZE SOUTH/WEST FACING REAR GARDEN. VERY POPULAR CUL-DE-SAC LOCATION. WALTON SCHOOL CATCHMENT. INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS MUCH IMPROVED, EXTENDED AND PROPERTY. ONE OF THE MOST POPULAR LOCATIONS IN STAFFORD.**

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The property is entranced from beneath an arched covered area and then via a UPVC double glazed door with window unit to the side into

THROUGH HALLWAY Having return stairs to First Floor, door on the left provides access to the Lounge/Dining Room. At the end of the Hall there is a door which leads to the extended Kitchen. The Hall itself has a panel radiator, power points, telephone point and a small cupboard with space for shoes etc beneath the stairs.

ORIGINAL LOUNGE/DINING ROOM (3.79m (12ft 5ins) x 3.51m (11ft 6ins) to the lounge area 3.51m (11ft 6ins) x 3.28m (10ft 9ins) to the dining area The original Lounge/Dining Room has been opened out to provide a good size family room. Having front facing UPVC double glazed window with panel radiator beneath. Power points. To the original Lounge Area there is a chimney breast with timber fire surround, marble back and hearth and fitted coal effect gas fire. Television point. Wall light point. Rear facing timber and glazed French style doors which lead to

EXTENSION Which is currently used as **DINING ROOM (3.06m (10ft 10ins) x 2.29m (7ft 6ins))** Having rear facing UPVC double glazed French style doors which lead out to the rear garden. Panel radiator. Power points. Doors which lead to

EXTENDED KITCHEN (5.42m (17ft 10ins) x 1.95m (6ft 5in) widening to 2.41m (7ft 11ins)) This good size Kitchen has been re-fitted out with a full range of matching base and wall units in a light cream finish with complementary granite effect work tops. Bi-fold door which leads to a good size and useful under stairs storeroom/pantry having a side facing UPVC double glazed window, tiled floor, stone shelving, wall mounted electricity consumer unit along meter. The Kitchen provides ample base cupboards and drawer units for storage. Tiled walls around the work surface area. Wall storage and display cupboards along with open shelving. There is a one and a half bowl single drainer composite sink top with mono-bloc mixer tap. Side facing UPVC double glazed window over. Wall mounted cupboard housing the Baxi gas boiler for both central heating and hot water. Ample power points are provided around the Kitchen area. There is a built-in electric oven and grill with four ring gas hob over, concealed extractor hood above. Built-in dishwasher, built-in refrigerator. To the far end of the Kitchen there is an additional base unit and tall storage unit with work surface over along with wall storage cupboard. Space and plumbing is provided for washing machine, the door which matches the kitchen units is available should the new purchasers wish to install an integrated washing machine. Panel radiator. Tiled floor which extends to the under stairs storeroom/pantry and through a side facing door which leads to

SIDE ENTRANCE HALLWAY Which is accessed from the front of the property via a UPVC double glazed door. Having down light. Side facing UPVC double glazed window. Door which leads to

GROUND FLOOR SHOWER ROOM/WC (2.35m (7ft 8ins) x 1.31m (4ft 4ins)) This good size and useful room is fully fitted out having a side facing UPVC double glazed window and tiled floor, which benefits from having under floor heating installed. The suite is in white comprising wide shower cubicle with sliding shower door, full height tiling, Mira overhead shower, riser rail for the attachment of the shower head, down light and extractor to the shower area. Half height tiling to the remaining walls. Wall

mounted electric fan heater. Pedestal wash hand basin with chrome taps. Close coupled WC.

FIRST FLOOR

Return stairs to

LANDING AREA Having side facing UPVC double glazed window to the return. Access point to the loft space. Power points. Smoke alarm.

BEDROOM 1 (3.79m (12ft 5ins) x 3.51m (11ft 6ins)) Having rear facing UPVC double glazed window. Panel radiator beneath. Ample power points are provided. Built-in double width four drawer storage with work top over, dressing mirror. Television point. Built-in wardrobe in an 'L' shape providing ample hanging and storage space.

BEDROOM 2 (3.51m (11ft 6ins) x 3.28m (10ft 9ins)) Having front facing UPVC double glazed window. Panel radiator. Power points. Built-in wardrobes and dressing table unit.

BEDROOM 3 (2.26m (7ft 5ins) X 1.95m (6ft 5ins)) Having front facing UPVC double glazed window. Panel radiator beneath. Power points.

FAMILY BATHROOM (2.42m (7ft 11ins) x 1.95m (6ft 5ins)) Having built-in airing cupboard housing the factory insulated hot water cylinder with electric immersion heater, central heating timer control unit, storage cupboard and shelving above. Side facing UPVC double glazed window. Complementary half height tiling around the WC and wash basin extending to full height around the bath. The suite is in cream comprising close coupled WC, pedestal wash hand basin with pillar taps, panel bath with Victorian style bath filler and diverter valve to hand held shower attachment, wall mounted bracket for the attachment of the shower head. Rail has been fitted to the shower area of the bath.

OUTSIDE

No. 3 is situated on the right hand side of the Crescent towards the end. There is a neatly laid lawn area to the front with stocked border around. There is a good size tarmac laid driveway providing off road parking for several vehicles. The tarmac extends along side of the property to the side Hallway entrance. Pedestrian access to the good size rear garden which is south/west facing. Patio area, good size garden shed. Stocked border around. Pathway which leads to the rear section of the garden which is shielded via good size beech hedging. The shaped lawn laid area has fully stocked borders around with shrubs and conifers to the left. Timber and glazed Greenhouse. Through the archway which leads through the hedging there is a rear section of the garden which benefits from having a good number of timber storage units.

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

