

Ground Floor



First Floor



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Clothier & Day

Independent Estate & Letting Agents

30 FERRERS ROAD, WESTON, NR STAFFORD, ST18 0JN

GOOD SIZE, EXTENDED 3 DOUBLE BED DETACHED FAMILY HOME WITH CONSERVATORY



£295,000

DIRECTIONS: Leave Stafford town centre via the A518 Weston Road. Continue past The County Show Ground, and down Weston Bank into the village of Weston. Take the first right into Green Road. Then take the fourth turning on the left into Ferrers Road. Number 30 can then be found on the left hand side of the road, evidenced by a **Clothier & Day** for sale board.

Weston has its own village green, community centre and very popular village pub/restaurant, and is situated to the west side of the county town of Stafford, approximately 3.75 miles from the town centre. Stafford has a wide range of high street shops, mainline Intercity railway station and general hospital, and has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: ENTRANCE PORCH. RECEPTION HALLWAY. GUESTS CLOAKS/WC. LARGE FAMILY LOUNGE. DINING ROOM. EXTENDED BREAKFAST KITCHEN. CONSERVATORY. UTILITY AREA WITH FURTHER WC. 3 DOUBLE BEDROOMS. GOOD SIZE RE-FITTED SHOWER ROOM. DOUBLE GLAZED WINDOWS. GAS CENTRAL HEATING. GARAGE. AMPLE DRIVEWAY PARKING. GOOD SIZE, WELL MAINTAINED GARDEN. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS GOOD SIZE, EXTENDED PROPERTY. VERY POPULAR VILLAGE LOCATION.**

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This spacious extended and well presented three bedroom detached family home is situated in one of the most popular locations in the very popular village of Weston. The property itself is entranced via a double glazed door which leads to an entrance Hallway having lighting and floor mat from which there is a timber and glazed door which leads to

THROUGH HALLWAY Having door on the left which leads to the front facing family Lounge, on the right door leads to a good size Guests Cloaks/WC. Return stairs lead from the Hall providing access to the First Floor. At the end there is a timber and glazed door which leads to the extended Breakfast Room and Kitchen. The Hall itself has laminate laid floor, panel radiator with timber radiator cover, wall mounted bell chime and alarm system control panel, smoke alarm, cornice to ceiling and power point.

GUEST CLOAKS/WC Having ceramic tiled floor. Vanity unit with modern white wash basin, pop-up waste, mono-bloc chrome plated basin filler tap, dual flush close coupled WC. Full height tiling to walls. Extractor and down lights to ceiling. Chrome plated towel rail/radiator. Coat hanging space.

LOUNGE (5.81m (19ft 1ins) x 3.33m (10ft 11ins)) Having double glazed units to the front facing bow window. Two panel radiators. Stone fire surround with fitted coal effect gas fire, timber mantle, slate hearth and displays to both sides. Wall light points. Power points. Television point. Double width timber and glazed doors provide access to

EXTENDED DINING ROOM (4.17m (13ft 8ins) x 3.33m (10ft 11ins)) Having laminate laid floor. Panel radiator. Side facing timber and glazed window. Rear facing timber and glazed door with matching windows units to either side which lead to the Conservatory. The Dining Room has power points, cornice to ceiling and a timber and glazed door which leads to the Breakfast Area of the fitted Kitchen.

CONSERVATORY (3.19m (10ft 5ins) x 2.18m (7ft 2ins)) Being of a brick dwarf wall and UPVC double glazed construction with tiled floor. Double panel radiator from the central heating system. Power points. Wall light points. Side facing UPVC double glazed French style doors which lead out to the rear garden.

BREAKFAST ROOM/KITCHEN (5.10m (16ft 9ins) x 3.61m (11ft 10ins)) This good size family room has been extended. The original Kitchen Area now forms a Dining/Seating Area with side facing timber and glazed door which leads to the Utility Room and outside WC. Door to a useful under stairs storeroom/pantry. Panel radiator. Laminate floor. Built-in base and wall storage units, power points. The new Kitchen area is very slightly raised to form a definition between the two areas. Full range of matching base and wall units in a cream finish which form a 'U' shape around the extension. Rear facing double glazed window which overlooks the superb rear garden. Stainless steel one and a half bowl single drainer sink top with chrome mixer tap. Integrated dishwasher. Four ring gas hob with concealed extractor above. Tall unit houses the double oven and grill. Wall storage cupboards. Tall larder unit. Tiled walls around the work surface area with power points.

UTILITY ROOM (6.06m (19ft 10ins)max) x 1.69m (5ft 6ins)) This good size room situated at the side of the property, has a double glazed door to the front, pedestrian access can be obtained from the front drive. The flooring is laid with ceramic tile. Space for refrigerator and freezer. Double base unit with wall storage cupboards above. Work surfaces to either side. Stainless steel single drainer sink top with chrome pillar taps. Space and plumbing for automatic washing machine and tumble dryer. Space for other appliances. Power points. Door which leads to

WC Having rear facing timber framed window. Low level WC. Corner wash basin with pillar taps. Electric panel heater.

FIRST FLOOR

Return stairs to

GOOD SIZE LANDING AREA Having side facing double glazed window. Panel radiator. Power point. Access to loft space. Smoke alarm. Built-in airing cupboard with shelving for storage, factory insulated hot water cylinder with electric immersion heater, central heating pump along with the main controls for the alarm system.

BEDROOM 1 (3.76m (14ft 4ins) x 3.33m (10ft 11ins)) Having front facing double glazed window. Panel radiator. Built-in wardrobe providing ample and storage space. Dressing table unit. Power point.

BEDROOM 2 (3.33m (10ft 11ins) x 2.88m (9ft 6ins)) Having rear facing double glazed window. Panel radiator. Power points. Door to a useful storeroom/wardrobe. Vanity unit with storage and wash hand basin with chrome plated basin filler tap. Wall mounted mirror with down lights and electric shaver point.

BEDROOM 3 (3.61m (11ft 10ins) x 2.78m (9ft 2ins)) Having front facing double glazed window. Panel radiator. Power points.

BATHROOM This good size room has been re-fitted out to provide a modern shower room. The original WC and Bathroom have been opened out into one space. Having two rear facing double glazed windows. Ceramic tiled floor. Complementary full height tiling to all walls. Inset down lights to ceiling. Pedestal wash hand basin with chrome plated mono-bloc basin filler tap. Close coupled dual flush WC. Good size corner shower cubicle with double doors. Wall mounted thermostatically controlled chrome plated shower mixer valve with riser rail for the attachment of the shower head. Chrome plated towel rail/radiator. Tall mirrored dressing storage cupboard.

OUTSIDE

The front garden benefits from having a wide good size block laid driveway area providing ample vehicle parking. Lawn laid area with border. The drive leads to the Garage which is accessed via metal up and over door. The rear garden is fully enclosed with panel fencing, it is of a good size, having slab laid patio area extending from the Utility Room and side and around the Conservatory, to the far side of which slabs extend to the front of the property where pedestrian access can be obtained to the garden via a wrought iron gate. The garden itself has a good size well maintained central lawn laid area with shaped and well stocked borders around. There is an additional outside seating area laid with slabs and set beneath a timber pergola. To the far left hand corner there is a good size timber garden shed. Seating area providing an area to catch the evening sun. To the rear of the Kitchen there is a wall mounted awning which can wound out to provide an additional shaded area. Outside lighting and water tap 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.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

