

# Clothier & Day

## Independent Estate & Letting Agents

14 BROCTON ROAD, MILFORD, NR STAFFORD, ST17 0UH

STUNNING & SPACIOUS, 3 DOUBLE BED DETACHED HOUSE, GREAT LOCATION



OFFERS IN THE REGION OF: £409,950

**DIRECTIONS:** Leave Stafford town centre via the A34 Lichfield Road. Continue to the top of Radford Bank. At the mini islands take the second exit onto Weeping Cross, follow the road into Milford. At the first mini island turn right towards Brocton. Number 14 can be found on the right hand side of the road, and is evidenced by a **Clothier & Day** for sale board.

*Milford is an extremely popular residential area situated to the south of the county town of Stafford. Milford Common and beautiful Cannock Chase, which is designated as an area of outstanding natural beauty. Stafford town centre has an excellent range of amenities including high street shops and supermarkets, general hospital, and intercity railway station. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.*

Accommodation in brief: **LARGE RECEPTION HALLWAY. GUESTS CLOAKS/WC. LARGE FAMILY LOUNGE. DINING ROOM/SITTING ROOM. LARGE FITTED BREAKFAST KITCHEN. 3 DOUBLE BEDROOMS. SUPERB EN-SUITE TO MASTER BEDROOM. FAMILY BATHROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. GARAGE. AMPLE DRIVEWAY PARKING. ENCLOSED REAR GARDEN WITH STUNNING VIEWS OVERLOOKING THE COUNTRYSIDE.**

**VERY POPULAR LOCATION. VIEWING ESSENTIAL TO FULLY APPRECIATE THIS MUCH IMPROVED AND RE-DESIGNED FAMILY HOME. GREAT VIEWS OVER CANNOCK CHASE/MILFORD COMMON. WALTON SCHOOL CATCHMENT.**



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This superbly presented and re-designed property is situated in one of the most sought after locations on the outskirts of Stafford, on the edge of Cannock Chase, an area of outstanding natural beauty. The property itself is entranced via double width swinging oak gates and privet hedging which leads to a wide driveway providing off road parking for several vehicles. The property itself is entranced via a modern composite double glazed door with matching window units to either side into

**SPACIOUS RECEPTION HALLWAY (4.22m (13ft 10ins) x 3.06m (10ft 0ins))** Having return stairs to First Floor. Double width oak and glazed doors to the right which lead to the family Lounge, on the left there is a door which leads to the Guests Cloaks/WC, door opening at the end leads to the Breakfast Kitchen and there is a useful under stairs storage area. The flooring in the Hall is laid with Kardean in a herringbone parquet style. Panel radiator with radiator shelf and cover, cornice to ceiling. Power points. Smoke alarm.

**LOUNGE (4.86m (15ft 11ins) x 3.62m (11ft 10ins))** Having front facing UPVC double glazed window, double panel radiator beneath. Marble modern fire surround with built-in modern designer log effect gas fire. Cornice to ceiling. Ample power points around the room along with television point.

**GUESTS CLOAKS AND WC** As you walk through the door the Kardean extends into both the Cloaks storage space and the WC. Space is provided for coat hanging and upright storage. An additional oak door then leads from the Cloaks area to the Guests WC, having front facing UPVC double glazed window. Low level WC in white, wall hung wash hand basin with chrome taps, part tiled walls. Pane radiator.

**FITTED KITCHEN/BREAKFAST ROOM (7.22m (23ft 8ins) x 2.75m (9ft 0ins))** This good size room again has the same Kardean laid floor. From the Breakfast area there are double width UPVC double glazed French style doors which lead out to the rear garden. There is a full range of matching base and wall units in a modern high gloss finish with complementary quartz worktops forming a 'U' shape around the Kitchen area. Rear facing UPVC double glazed window. Worktops has matching splash back to the rear. Ample power points around the worktop space. AEG induction hob, stainless steel one and a half bowl sink top set into the quartz with high neck mixer tap. Tall unit houses AEG double oven and grill. Integrated refrigerator/freezer. Larder storage unit. Pull out waste cupboard. Integrated AEG dishwasher. Cornice and down lights to ceiling along with smoke alarm. Ample wall storage cupboards with a modern extractor over the hob. The Breakfast area has a tall upright modern radiator. Oak door which leads to

**SEPARATE DINING ROOM/SITTING ROOM (3.62m (11ft 10ins) x 2.75m (9ft 0ins))** Having rear facing UPVC double glazed window which overlooks the rear garden and surrounding countryside and fields. Double panel radiator. Power points.

**FIRST FLOOR**

At the top of the return stairs there is a

**LARGE LANDING AREA** Having front facing UPVC double glazed window which overlooks Milford Common. Panel radiator with radiator shelf and cover. Power points. Broadband point. Access to loft space. Smoke alarm. The Landing Area is currently utilised as an Office. Leading from the Landing there are oak doors to all three Bedrooms and the family Bathroom.

**BEDROOM 1 (4.78m (15ft 8ins) x 3.62m (11ft 7ins))** Having front facing UPVC double glazed window. Panel radiator beneath with radiator cover. Cornice to ceiling. Built-in bedroom furniture providing ample wardrobe, drawer and cupboard storage space with built-in display shelving to the side. Power points. Leading from this room there is a wide opening which leads to

**EN-SUITE SHOWER ROOM (3.62m (11ft 7ins) x 1.41m (4ft 7ins))** This good size En-suite has rear facing UPVC double glazed window which overlooks the rear garden and surrounding countryside and fields. Wide shower cubicle with glass side shower screens, wall mounted thermostatically controlled shower mixer valve with riser rail with fixed shower head above and diverter to hand held shower attachment. The flooring is laid with high gloss tiling. Vanity unit with wash hand basin, mono-bloc basin filler tap, pop-up waste, close coupled WC with dual flush. Chrome plated towel rail/radiator. Inset down lights and extractor fan to ceiling.

**BEDROOM 2 (4.13m (13ft 6ins) x 2.93m (9ft 7ins))** Having rear facing UPVC double glazed window again with views over open countryside. Panel radiator with radiator shelf and cover. Built-in wardrobes providing ample storage space. Power points.

**BEDROOM 3 (4.13m (13ft 6ins) x 3.26m (10ft 8ins))** Having front facing UPVC double glazed window overlooking Milford Common. Panel radiator beneath with radiator shelf and cover. Built-in wardrobes providing ample storage space. Power points. Cornice to ceiling.

**FAMILY BATHROOM (3.06m (10ft 0ins) x 1.99m (6ft 6ins))** This good size room has rear facing UPVC double glazed window. There is a 'P' shaped bath with corner mounted chrome bath filler along with wall mounted chrome plated thermostatically controlled shower mixer valve with riser rail with fixed overhead rain shower and diverter valve to hand held shower attachment, curved side shower screen fitted to the bath the end and side of the bath has full height decorative tiling which reduces to half height to the remaining walls. Semi-concealed dual flush WC along with matching two drawer vanity unit and white sink top with mono-bloc mixer tap. Built-in old school style radiator with chrome plated towel rail around. Additional chrome plated towel rail to the far end. Down lights and extractor fan to ceiling.

**OUTSIDE**

The front garden has a lawn laid area to the side of the tarmac laid driveway with conifer hedging separated to the side of the property where there is a good width which leads along side of the property separated by fencing. The good size Garage is accessed via electrically operated roller shutter doors. To the side of the Garage there is a timber gate which leads to the rear garden. Along the pathway there is a UPVC double glazed door which provides side access to the **GARAGE (5.43m (17ft 10ins) x 3.05m (10ft 0ins))** which benefits from having power and lighting installed, the rear of which is utilised as a Utility Room having power and plumbing for automatic washing machine and tumble dryer. The side pathway leads to the rear garden, which is enclosed with a mixture of panel fencing and hedging. There is a full width block laid patio extending across the rear of the property. Outside water tap and lighting are provided. The remaining area of garden is laid to lawn with low panel fencing to the rear which takes advantage of views over the surrounding fields and countryside. A number of properties to the side of No.14 have taken the option to purchase additional land that the farmer has been willing to sell to the rear which has extended their rear garden area quite substantially.

**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**

