

Clothier & Day

Independent Estate & Letting Agents

1 INGLEWOOD, ROWLEY PARK, STAFFORD, ST17 9FN

INDIVIDUALLY DESIGNED & BUILT 4 BED DETACHED HOUSE WITH DOUBLE GARAGE



OFFERS IN THE REGION OF: £595,000

DIRECTIONS: Leave Stafford Town Centre via the A518 Newport Road. Continue over the railway bridge and take the third turning left onto Rowley Avenue. Go through the Park gates, and turn first right into Inglewood, evidenced by a Clothier & Day for sale board. Number 1 is the first property on the left.

Rowley Park is situated approximately quarter of a mile from the County Town of Stafford with its wide range of high street shops, mainline Intercity Railway Station and General Hospital. Stafford also has direct access to the national motorway network via the M6 which also gives access to the M6 Toll Road. Within a short walking distance of the mainline Railway Station with its direct link to London Euston (Virgin Trains 1 hour 20 mins).

Accommodation In Brief: LARGE RECEPTION HALLWAY. GUESTS CLOAKS/WC. LARGE FAMILY LOUNGE. SEPARATE DINING ROOM. SITTING ROOM. GOOD SIZE FAMILY ROOM/KITCHEN. UTILITY ROOM. 4 BEDROOMS. DRESSING ROOM & EN-SUITE TO MASTER BEDROOM. FAMILY BATH & SHOWER ROOM COMBINED. EN-SUITE WC AND WASH BASIN TO BEDROOM 3. DOUBLE GLAZED. GAS CENTRAL HEATING. AMPLE DRIVEWAY PARKING. DOUBLE GARAGE. FULLY ENCLOSED REAR GARDEN.

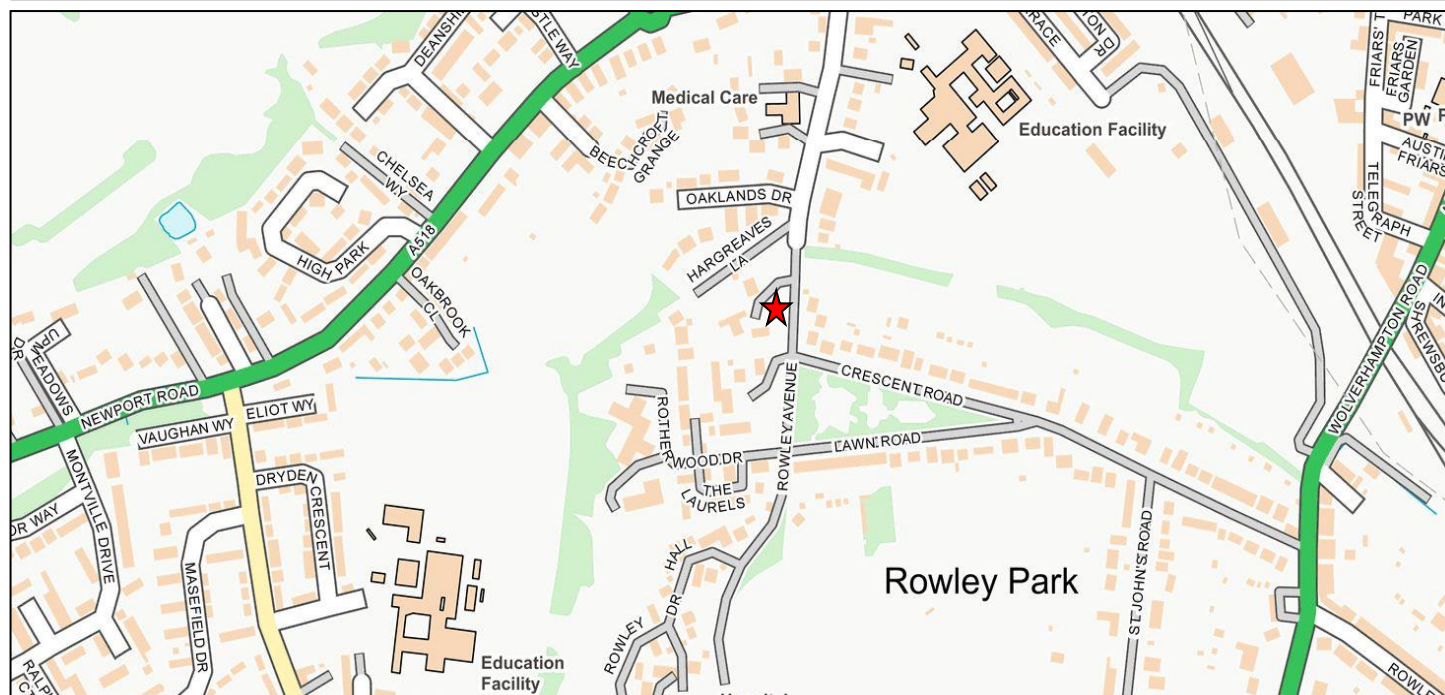
VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED AND SPACIOUS INDIVIDUALLY DESIGNED AND BUILT PROPERTY IN POPULAR LOCATION CLOSE TO STAFFORD TOWN CENTRE. BEING OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

CD200205

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Total area approx. 3265.1 sq feet



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No.1 Inglewood is a superb well presented and spacious home situated in a small private development of three properties which were we all individually designed and built to a high specification. The property itself is entranced from beneath a covered area, which has a tiled floor and courtesy lighting via a double glazed door with matching window unit to the side into

SPACIOUS RECEPTION HALLWAY (4.65m (15ft 3ins) x 3.62m (11ft 11ins)) Having double width timber and glazed doors which lead to the family Lounge, return stairs to the First Floor, door to the Guests Cloaks/WC, door to the Sitting Room, door to the Family Room and door to the formal Dining Room. Door to the cloaks hanging cupboard. Double panel radiator. Galleried Landing Area. Smoke alarm. Power points. Wall mounted central heating thermostat. Wall mounted bell chime.

GUESTS WC Having front facing double glazed window. Pedestal wash hand basin with chrome plated taps, close coupled WC, panel radiator.

LOUNGE (5.96m (19ft 7ins) excluding the walk-in bay x 4.39m (14ft 5ins)) This superb family Lounge has double glazed windows to both the front and side elevations, rear facing French style doors, with window units to either side, leading to an outside covered seating area. Inglenook fire surround with feature bricks and solid fuel effect gas fire. Wall lights around the room. One double and one single panel radiator. Power points. Television point.

SITTING ROOM (3.96m (13ft 0ins) x 3.52m (11ft 7ins)) Having rear facing double glazed windows. Panel radiator beneath. Side facing timber and double glazed exit door which leads to the outside covered seating area. Feature fire surround with wood burning stove effect gas fire. Power points. Television point.

FORMAL DINING ROOM (4.57m (15ft 0ins) x 3.63m (11ft 11ins) excluding the walk-in bay) This good size room is entranced via double width doors, having front facing double glazed window. Two panel radiators. Power points.

FAMILY ROOM (5.67m (18ft 7ins) x 3.95m (13ft 0ins)) This good size room combines the benefit of cooking, eating and sitting all in one space, ideal for the modern family. Having rear facing double glazed French style doors which lead out to the rear garden. Rear and side facing double glazed windows. Door which leads to the spacious Utility Room. There is a full range of matching base and wall units situated around the room providing ample cupboard and drawer storage space, with an abundance of work top space. Stainless steel one and a half bowl single drainer sink top with chrome plated mono-bloc mixer tap. Four ring electric hob with stainless steel extractor hood above, tall unit which houses the electric oven and combination oven. Space for both refrigerator and freezer. Space and plumbing for slot-in dishwasher. Tiled walls around the work surface area. Wall mounted display cupboard. Panel radiator. Power points.

UTILITY ROOM (3.03m (9ft 11ins) x 2.52m (8ft 3ins) irregular shaped room) This good size room has rear facing double glazed windows and exit door to the rear garden. Double base unit with space and plumbing for slot-in washing machine or tumble dryer. Stainless steel single drainer sink top with mixer tap. Further space and plumbing for washing machine, floor standing gas boiler for both central heating and hot water. Wall mounted timer control unit. Power points. Panel radiator. Fire door which provides access to

DOUBLE GARAGE (5.50m (18ft 1ins) wide minimum dimension x 5.88m (19ft 4ins) deep) This good size Garage provides ample space for parking and storage and rear facing double glazed window. Wide metal electrically operated Garage door, the Garage benefits from having power and lighting installed.

FIRST FLOOR

GALLERIED LANDING AREA Having front facing double glazed window. Two panel radiators. Power points. Door to a built-in airing cupboard. Smoke alarm. Doors all First Floor Bedrooms and Dressing Room.

MASTER BEDROOM (7.74m (25ft 5ins) x 4.22m (13ft 10ins) max) Having both front, side and rear facing double glazed windows. Two panel radiators. Door to a walk-in storeroom. Power points. Television point. Archway leads to

DRESSING ROOM (3.54m (11ft 8ins) x 1.76m (5ft 10ins)) Having exit door to the Landing Area. Upright designer radiator. Power points. Built-in wardrobes providing an abundance of hanging and storage space. Door to

EN-SUITE SHOWER ROOM (3.55m (11ft 8ins) x 2.10m (6ft 11ins)) This good size room has rear facing double glazed window. Good size walk-in shower cubicle with thermostatically controlled shower Mira shower mixer valve, riser rail for the attachment of the shower head, pedestal wash hand basin with chrome plated taps, close coupled WC. Part tiled walls. Modern designer chrome plated towel rail/radiator.

BEDROOM 2/GAMES ROOM (7.60m (25ft 0ins) x 5.69m (18ft 8ins)) This large room is currently used as a games room. Having three rear facing double glazed Velux windows and two front facing double glazed Velux windows. One double and one single panel radiator. Power points. Access to the loft space.

BEDROOM 3 (4.57m (15ft 0ins) x 3.61m (11ft 10ins) max) Having front facing double glazed window. Panel radiator. Power points.

EN-SUITE WASH ROOM Having front facing double glazed window. Close coupled WC. Vanity unit with white wash basin and chrome taps. Panel radiator. Part tiled walls.

BEDROOM 4 (2.87m (9ft 5ins) x 2.95m (9ft 8ins) max) Having rear facing double glazed window. Panel radiator. Power points.

FAMILY BATH AND SHOWER ROOM COMBINED (2.87m (9ft 5ins) x 2.56m (8ft 5ins)) Having rear facing double glazed window. The suite is in white comprising bath with chrome plated taps, close coupled WC, pedestal wash basin with chrome plated taps, walk-in shower cubicle with wall mounted Mira thermostatically controlled shower mixer valve, riser rail for the attachment of the shower head. Full height tiling around the bath and the shower, splash back tiling to the wash basin. Panel radiator.

OUTSIDE

The front of the property has been laid with block paving to provide parking for many vehicles. Access to the front driveway is via a communal block laid area for access to the three properties. Outside security lighting. Double width wrought iron gates provide access to the rear garden. The rear garden is of a good size, fully enclosed with a mixture of panel fencing, mature shrubbery and brick wall. Block laid covered area accessed from the Lounge and the Sitting Room, providing outside seating space. To the centre of the garden there is an additional block laid patio area surrounded by neatly maintained lawns, mature shrubs, trees and laurels providing a good size garden which is secluded from many of the surrounding properties.

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. Rowley Park rates of approximately £150 per annum.

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

