

# Bonington Crescent

Stafford, ST16 1AY

John German



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£335,000

A particularly attractive detached house which is situated in a highly sought-after location within the Castlefields development, having a lovely enclosed rear garden and chipped front garden for easy maintenance.



There is a reception hall with stairs rising to the first floor landing, having a useful understairs cupboard and a cloakroom with WC, wash basin, tiled splashbacks and tiled floor. The delightful lounge has a front facing bay window and Regency style surround with marble hearth and inset. There is a separate dining room with a French style door and adjacent windows opening to the patio and garden. The superb breakfast kitchen is fitted with a contemporary style range of units with contrasting work surfaces, an inset stainless-steel sink and drainer, inset stainless-steel gas hob with extractor canopy above and oven beneath, plus tiled splashbacks. A door leads to the separate utility room which has a stainless-steel sink and drainer, base cupboards beneath, adjacent work surface and space and provision for a washing machine. There is also a wall mounted gas boiler.

The first floor landing has an airing cupboard and leads to three bedrooms. The principal bedroom has double built-in wardrobes and an en suite which comprises wash basin and WC set into an integrated unit with cupboard beneath, shower, full height tiling and tiled floor. The splendidly appointed family bathroom has a bath, wash basin and WC set into an integrated unit with cupboard beneath, full height tiling and a tiled floor.

Outside, the house stands back from the road in this very pleasant cul-de-sac beyond a drive giving access to the garage which has a personnel door to the side, and an easily maintained, ornamental chipped front garden. Gated access leads to the rear of the property where there is a spacious patio, shaped lawn and garden shed.

The property is situated within easy access of the intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

**Agents notes:** The Land Registry document refers to rights and covenants and copy of which is available upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

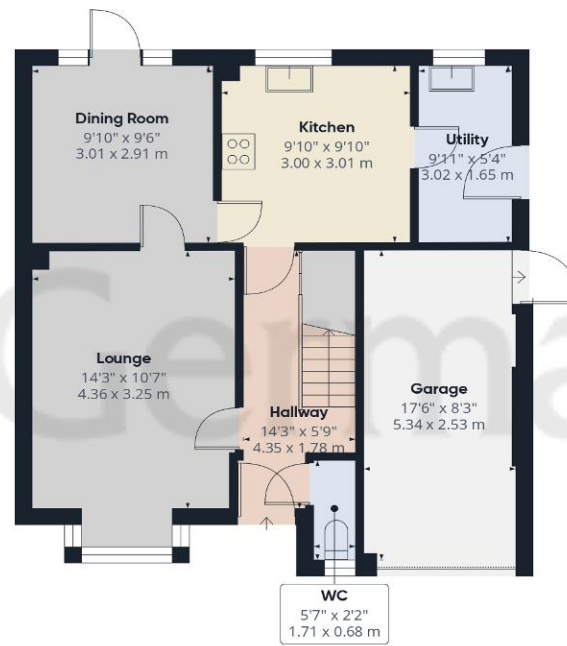
**Our Ref:** JGA/25022026

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Ground Floor

**Approximate total area<sup>(1)</sup>**  
 1034 ft<sup>2</sup>  
 95.9 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

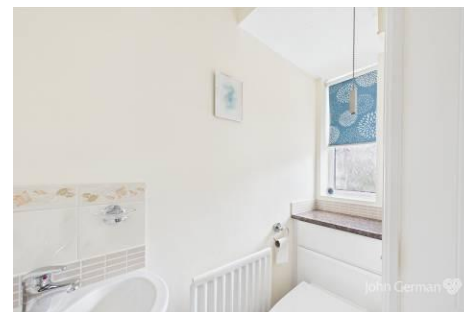
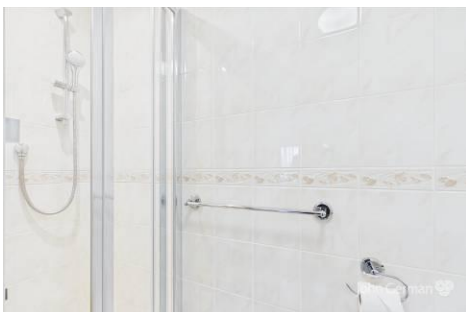
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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