



Connells

Amblefield Way  
Stafford





## Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this four bedroom detached family home immaculately presented throughout and located in the sought after Parkside area of Stafford with an excellent range of local amenities. There is also a excellent primary school, high school and bus route to Stafford town centre. The county town of Stafford is a short drive away where you will be able to enjoy one of the many shops, coffee houses or places of local interest or simply hop on to a train to explore one of the surrounding towns.

The property comprises of an Entrance Hallway, Lounge/Diner, Conservatory, Kitchen, Bedroom one and Utility Room all located on the ground floor, with stairs leading to First Floor Landing, Family Bathroom and a further 3 bedrooms.

Externally to the front there is a private driveway with access to tandem garage with electric door. The rear garden benefits from both a low maintenance lawned area and a paved patio seating area.

## Internally

### Entrance Hallway

Having double glazed door to front and doors into;

### Lounge/ Diner

27' x 11' 9" ( 8.23m x 3.58m )

Having double glazed window to front, gas fireplace and two radiators.

### Conservatory

18' 5" x 12' 1" ( 5.61m x 3.68m )

Having double glazed surrounding windows, double glazed French doors to rear and radiator.

### Kitchen

12' 6" x 7' 11" ( 3.81m x 2.41m )

Having double glazed window to front, this fitted kitchen offers a range of wall and base units incorporating granite work surfaces over with a breakfast bar , sink and drainer, integrated oven with hob, integrated appliances and radiator.

### Bedroom One

14' 3" x 8' 1" ( 4.34m x 2.46m )

Having double glazed window to rear, fitted wardrobes and radiator.

### Utility Room

8' 6" x 5' 6" ( 2.59m x 1.68m )

Having wall and base units incorporating work surfaces over, W.C, wash hand basin and towel radiator.

## First Floor Landing

Having stairs leading from entrance hallway and doors into;

## Bedroom Two

14' 3" x 8' ( 4.34m x 2.44m )

Having double glazed window to front and radiator.

## Bedroom Three

9' 9" x 9' 1" ( 2.97m x 2.77m )

Having double glazed window to rear and radiator.

## Bedroom Four

10' x 9' 9" ( 3.05m x 2.97m )

Having double glazed window to rear and radiator.

## Bathroom

Having W.C, wash hand basin, panelled bath, walk in shower.

## Externally

Externally to the front there is a private driveway with access to tandem garage by up and over door. The rear garden benefits from both a low maintenace lawned area and a paved patio seating area.













To view this property please contact Connells on

**T 01785 243356**  
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Unit 3C, Salter Street  
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EPC Rating:      Council Tax  
Awaited            Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107704](https://connells.co.uk/Property/STD107704)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STD107704 - 0006