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Castle Acre | Stafford | ST17 9YU  
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# Summary

**\*\* POPULAR LOCATION \*\* WELL PRESENTED THROUGHOUT \*\* BEAUTIFUL REAR GARDEN \*\* THREE BEDROOMS \*\* UTILITY ROOM \*\* LIVING DINING ROOM \*\* KITCHEN \*\* GARAGE \*\* OFF ROAD PARKING \*\* VIEWING ADVISED \*\***

Situated in a popular residential area of Stafford, this well-presented three-bedroom detached family home offers spacious and versatile accommodation, making it an ideal purchase for families and professionals alike. Conveniently positioned close to a range of local amenities, reputable schools, transport links and commuter routes, this attractive home is ready to move into and must be viewed to be fully appreciated.

The accommodation briefly comprises an inviting entrance hallway, a guest WC, and a spacious living/dining room providing an excellent space for both everyday family life and entertaining. The fitted kitchen offers ample storage and worktop space, whilst the utility room provides additional practicality with access to the integral garage.

## Key Features

- POPULAR LOCATION
- BEAUTIFUL REAR GARDEN
- UTILITY ROOM
- KITCHEN
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- LIVING DINING ROOM
- GARAGE
- VIEWING ADVISED

## Rooms and Dimensions

### Hallway

### Living Room

13'9" x 12'7" (4.20 x 3.84 )

### Dining Room

9'6" x 7'4" (2.92 x 2.25)

### Kitchen

9'10" x 8'3" (3.02 x 2.52)

### WC

5'2" x 3'2" (1.59 x 0.98)

### Landing

### Bedroom 1

12'10" x 8'4" (3.92 x 2.56)

### Bedroom 2

10'8" x 8'8" (3.27 x 2.65)

### Bedroom 3

8'7" x 7'6" (2.64 x 2.29)

### Bathroom

5'7" x 6'9" (1.71 x 2.06)

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

