



**Connells**

Orchard Lane  
Wolseley Bridge, Stafford



## Property Description

A charming, detached four bedroom family home nestled in the highly desirable Wolseley Bridge area of Stafford. The property boasts spacious, light filled living spaces throughout perfectly designed for modern family life. Natural light floods in through large windows, enhancing the airy, welcoming atmosphere.

Set within a good sized, walled garden, this home is a gardener's paradise where you can cultivate your own secluded haven. Just steps away lies the Staffordshire Wildlife Trust's Wolseley Centre, a beautiful 26 acre reserve with woodland walks, wildflower meadows, a cafe, and a visitor centre-ideal for nature lovers.

For outdoor and adventure enthusiasts, Wolseley Bridge offers immediate access to Cannock Chase-a designated National Landscape and Special Area of Conservation, Chase is celebrated for its expansive heathlands, native wildlife, and a network of trails for walking, cycling, and horse riding. Yet, you're never too far from urban amenities. The county town of Stafford, just a short drive away, blends historic charm with contemporary convenience, this market town features gems including Stafford Castle, the ancient High House England's largest Elizabethan townhouse, St Mary's and St Chad's churches and a vibrant riverside Victoria Park. This area offers a superb blend of rural tranquillity and town convenience a perfect match for families seeking spacious living in a setting that balances outdoor adventure with heritage and modern lifestyle.

## Internally

Boasting house alarm and nest security camera.

## Entrance Hallway

Having front door access, storage cupboard and Oak Parquet flooring.

## Cloakroom

Having double glazed window to side, W.C, wash hand basin with vanity and Oak Parquet flooring.

## Study

Having double glazed window to side, radiator and carpet flooring.

## Lounge

Having double glazed windows to front and side, patio doors to side, connection for gas fireplace, spotlights, radiator and carpet flooring.

## Dining Room

Having double glazed windows to front and side, radiator and carpet flooring.

## Kitchen

Having double glazed window to side and patio doors to rear, this stunning fitted kitchen offers a range of wall and base units incorporating work surfaces over, stainless steel sink, Range with gas hob and cooker hood, spotlights, space for American fridge/freezer and appliances, radiator and tiled flooring.

## Utility Room

Having double glazed window to rear and a range of base units incorporating work surfaces over.

## First Floor Landing

Feature gallery landing with double glazed window to front, spotlights, radiator and carpet flooring.

## Master Bedroom

Having double glazed window to side, radiator and carpet flooring.

## Dressing Room

Having double glazed window to side and built in storage.

## En-Suite

Having double glazed window to side, W.C, wash hand basin, bath and shower cubicle.

## Bedroom Two

Having double glazed window to front, radiator and carpet flooring.

## Bedroom Three

Having double glazed window to side, radiator and carpet flooring.

## Bedroom Four

Having double glazed window to side, radiator and carpet flooring.

## Shower Room

Having double glazed window to rear, W.C, wash hand basin, walk in shower, chrome towel radiator and tiled flooring.

## Externally

Having electric gates on entrance to driveway, spacious private gardens with paved patio seating areas, well maintained gardens and lawn, garden lights including fir tree lights and garden house with seating and internal lights.









Total floor area 283.4 m<sup>2</sup> (3,051 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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