School Lane

Dunston, Stafford, ST18 9AG

John German




HOME
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£750,000

A truly outstanding property which is tastefully presented throughout and provides spacious contemporary style living with a superb open plan living, dining kitchen opening onto the impressive sun terrace.



The reception hall has stairs rising to the first floor landing and a door to the charming sitting room featuring a cast log burner.

Also off the hall is the stunning, open plan living, dining kitchen. The dining area has a cast log burner, and the kitchen has an extensive range of grey units with contrasting granite work surfaces which extend to a peninsula. Integrated appliances comprise Stoves range style oven with extractor canopy above, wine cooler, fridge freezer and a dishwasher. From the sitting area there are two sets of glazed doors and a full height picture window to the impressive sun terrace.

Accessed from the dining area is a utility/boot room which has a further and extensive range of matching units with granite work surfaces, an integrated washing machine and tumble dryer, a fitted bent seat and shelving and a door to the rear garden. From here, there is access to the study and the shower room, which has a shower, WC and wash basin with integrated cupboard beneath.

The first floor landing leads to four bedrooms and the family bathroom. The principal bedroom is particularly impressive with a range of fitted wardrobes, bi-folding doors to a delightful balcony enjoying fine views, and an en suite having a wash basin and WC set into an integrated unit and a shower with both conventional and waterfall heads. The second bedroom also has fitted wardrobes.

The family bathroom is again beautifully presented and comprises bath with shower and screen above and wash basin and WC set into an integrated unit. There is also a roof light.

Outside, the house stands back from the lane beyond an established front garden and a spacious gated drive with access to the double garage. To the rear lies a beautiful garden which is mainly laid to lawn with lovely and abundantly stocked beds which border the impressive full width terrace. There are some fine views from the house and garden.

The enviable location is surrounded by some beautiful countryside and yet within a few minutes' drive of junction 13 of the M6 which provides direct access into the national motorway network. There are excellent train services from both Stafford and Penkridge.

Agents Notes:
There is no mains drains or gas.
The Land Registry Document refers to rights, easements and covenants and a copy of which is available upon request
There is planning permission for warehouses and logistics within the area. For further information please visit South Staffs planning portal.

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
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: air source heating
(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: South Staffordshire Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/31072026

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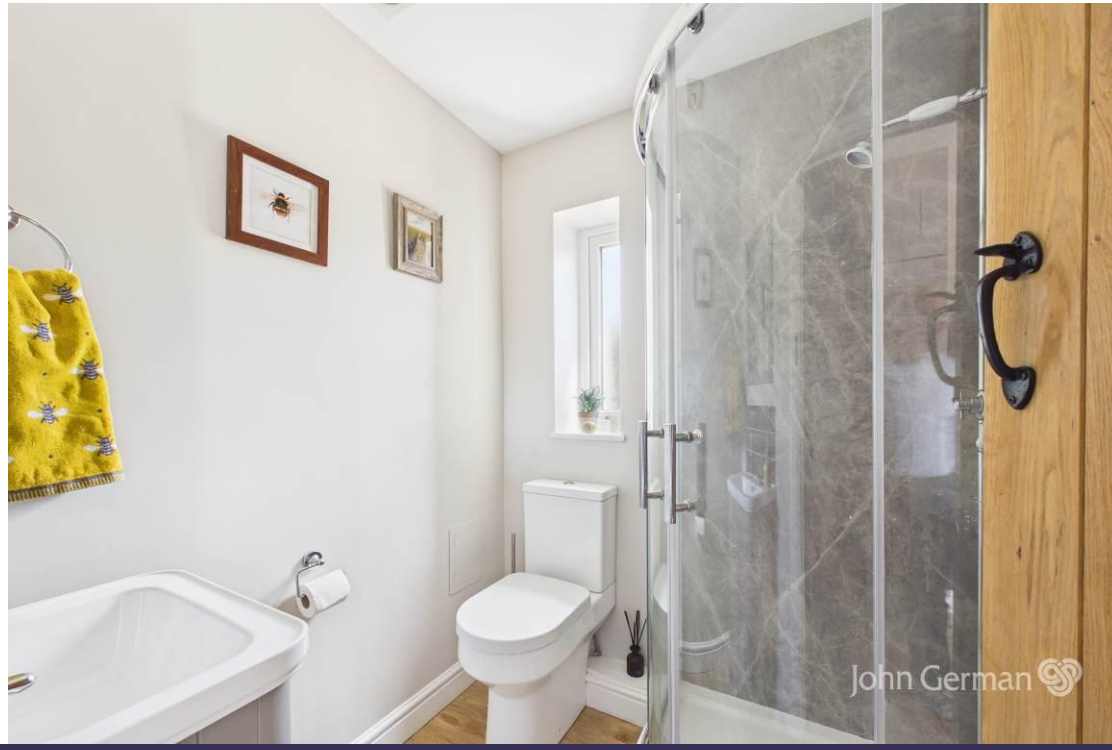

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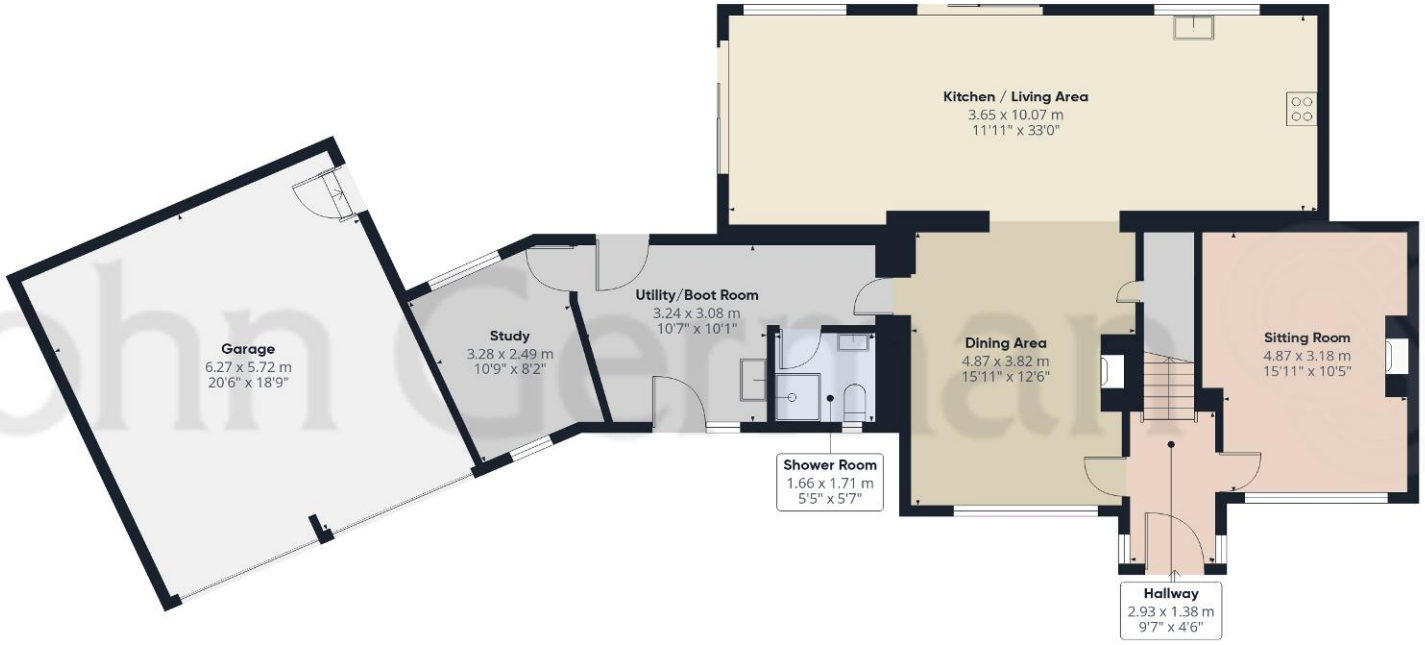

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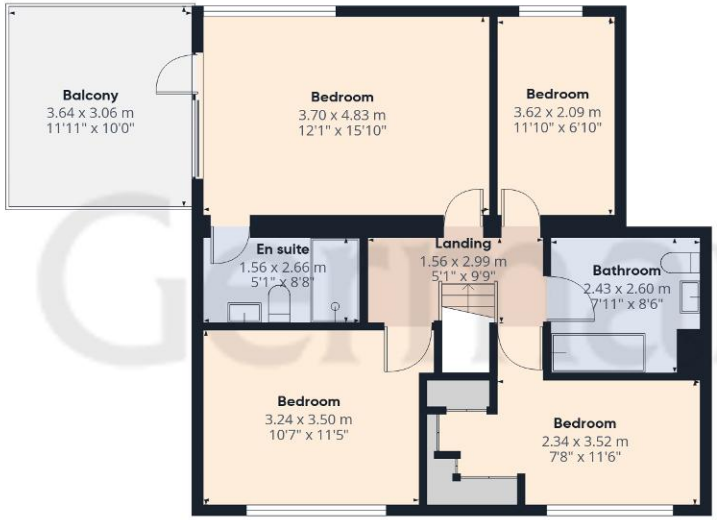

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Ground Floor





Floor 1

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Approximate total area(1)

202.2 m²

2177 ft²

Balconies and terraces

11.1 m²

119 ft²

(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.

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Agents' Notes

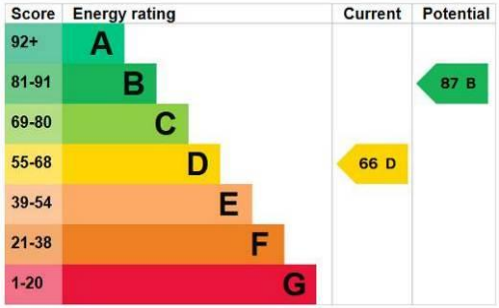
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent

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