

Darnford Close

Stafford, ST16 1LR



A tastefully appointed link detached house occupying a pleasant plot with lovely rear garden.

£279,950



John German 

The reception hall has tiled floor, a built-in cloaks cupboard and stairs rising to the first floor.

The particularly well portioned lounge features a stone fireplace having a remote-controlled gas fire and extending to TV and display areas. There is a built-in cupboard and French doors leading into an excellent and very spacious conservatory which has a tiled floor with electric underfloor heating, ceiling fan with built-in lighting and double doors to the garden.

At the front is the superbly appointed kitchen which has an attractive range of cream-coloured units with contrasting wood effect work surfaces and 1 ½ bowl sink and drainer, tiled floor and integrated appliances comprising hob with glass splash plate and a concealed extractor above, double oven, microwave, dishwasher and a fridge. There is plumbing for a washing machine.

The first floor landing has a cupboard housing the gas boiler and gives access to three bedrooms and the attractively appointed bathroom which has full height wall tiling and a contrasting tiled floor, bath with screen and mains powered shower above, and wash basin and w.c set into an integrated unit with cupboard. The principle bedroom benefits from fitted wardrobes.

Outside, to the front is an attractive garden with a side drive leading to the garage. To the rear is a delightful, south facing, landscaped garden with a large, raised, mains powered water feature which incorporates a waterfall with established plants either side, further well stocked and mature, raised beds, paved sun terraces, paths and a summer house which has mains power supply. There is also mains powered garden lights.

The house is situated within this established and popular area of Parkside with local facilities close by.

Agents notes: The Land Registry document refers to rights and covenants and a copy of which is available upon request. It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas combi boiler

(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 C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07092026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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