

Newbold Drive

Marston Grange, Stafford, ST16 1WA



A modern and attractive three storey family home situated on the popular Marston Grange development in the county town of Stafford.

£260,000

John German 

This attractive three-bedroom, three storey semi-detached family home is situated on Marston Grange in Stafford, a popular modern development of homes, well situated for commuters being within easy reach of junction 14 of the M6 motorway and the nearby A34 road. The country town of Stafford benefits from its own intercity railway station which provides regular services to many destinations such as London Euston taking approximately 1 hour 20 minutes, ideal for those working in the capital.

Internally, the home is well presented throughout and offers just over 1,000 square feet of accommodation set over three floors, ideal for modern family living.

The entrance hallway provides a welcoming first impression into the home with tiled flooring, carpeted stairs rising to the first-floor landing and a door leading into the kitchen/dining room.

The spacious kitchen/dining room has a tiled flooring and window to the front aspect, and is fitted with a modern range of units and complementing work surfaces, along with a built-in oven, hob and extractor hood. There is space for additional freestanding appliances and ample room for a dining table. This gives access to the guest WC and the living room.

The spacious living room spans the full width of the rear of the house, with UPVC double glazed French doors opening directly onto the rear garden, carpeted flooring, and a ceiling light point.

On the first floor landing, there are two bedrooms, one of which is a generously sized double bedroom with fitted wardrobes, and the other a smaller single bedroom ideal as a nursery home/office or study, along with a well-appointed family bathroom.

A further staircase rises to the second floor, where you will find the impressive master suite benefiting from its own walk-in wardrobe and en-suite shower room.

Outside, there is a driveway providing off road parking which runs along the side of the house. To the rear of the home is an enclosed garden laid mainly to lawn with a paved patio seating area and decorative stoned seating area.

Agents notes: There is an estate management fee of currently £154.35 paid annually to Trinity Estates.

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: Mains

Heating: Gas

(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/06052026

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AWAITING EPC MEDIA



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Agents' Notes

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