



Connells

Pulteney Drive
Stafford



Property Description

Connells are delighted to market this stunning Four-Bedroom Detached Home on Pulteney Drive, Boundary Farm Estate. Just a short walk from the breathtaking Doxey Marshes Nature Reserve, it offers comfort, style, and natural beauty. The estate is popular for its local excellent schools, amenities, and community vibe.

In brief the property comprises of: Entrance Hallway, Lounge, Dining Room, Fitted Kitchen, Utility Room, Office Space and Downstairs W.C all located on the ground floor, with stairs leading to First Floor Landing, Master Bedroom with En-Suite, a Further Three Bedrooms and Family Bathroom.

Externally to the front there is a private gated driveway with access to double garage via up and over doors. The landscaped rear garden boasts a raised lawn and paved patio seating area.

Internally

Entrance Hallway

Having front door access, storage cupboard and stairs leading to first floor landing.

Cloakroom

Having double glazed window to front, W.C and wash hand basin.

Lounge

Having double glazed window to front, patio doors to rear, fireplace with marble surround and mantel and tiled flooring.

Dining Room

Having double glazed window to rear and radiator.

Kitchen

Having double glazed windows to rear and side, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, sink and drainer, oven with gas hob, space for appliances and tiled flooring.

Utility Room

Having door to rear, a range of units incorporating work surfaces over and sink and drainer.

Office

Having double glazed windows and door to front and laminate wood flooring.

First Floor Landing

Having stairs leading from Entrance Hallway and carpet flooring.

Bedroom One

Having double glaze window to rear, fitted wardrobes, radiator and carpet flooring.

En-Suite

Having double glazed window to rear, W.C, double wash hand basin, walk in shower and wood flooring.

Bedroom Two

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

Bedroom Three

Having double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

Bedroom Four

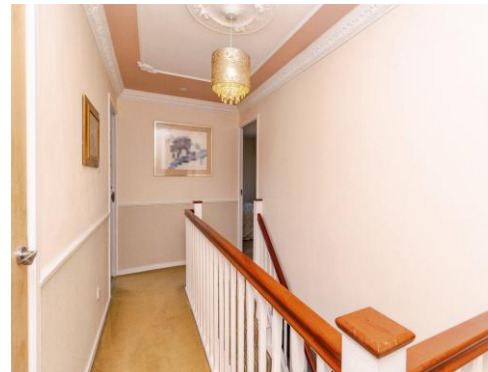
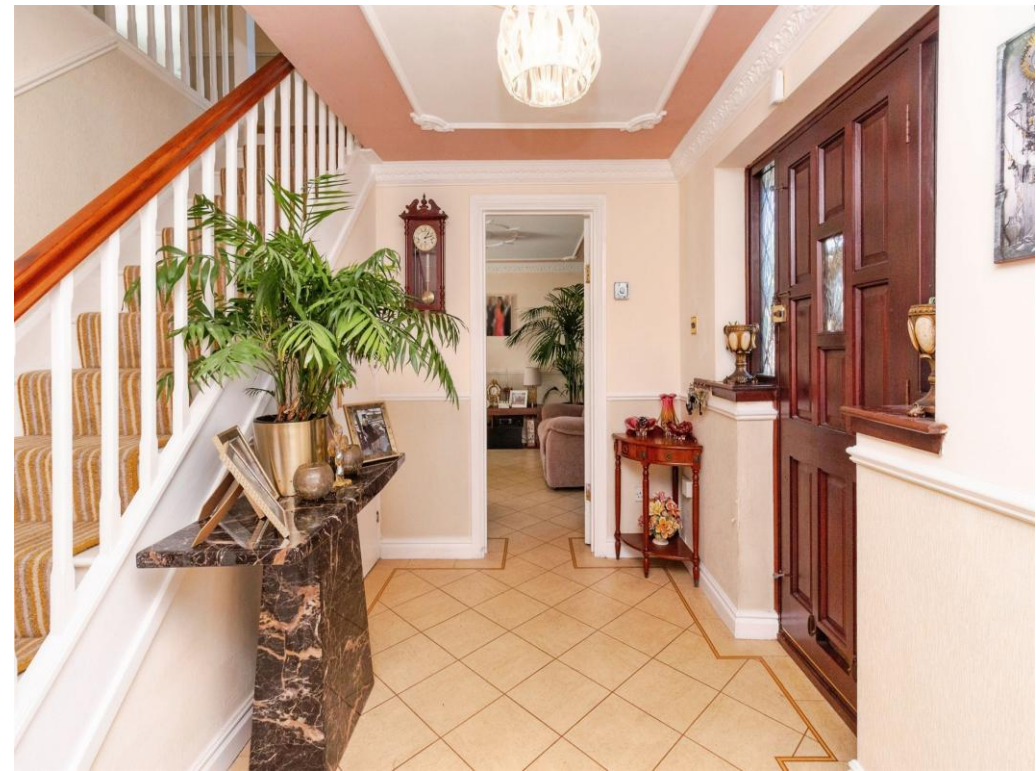
Having double glazed window to front, radiator and carpet flooring.

Bathroom

Having double glazed window to front, W.C, wash hand basin, walk in shower and wood flooring.

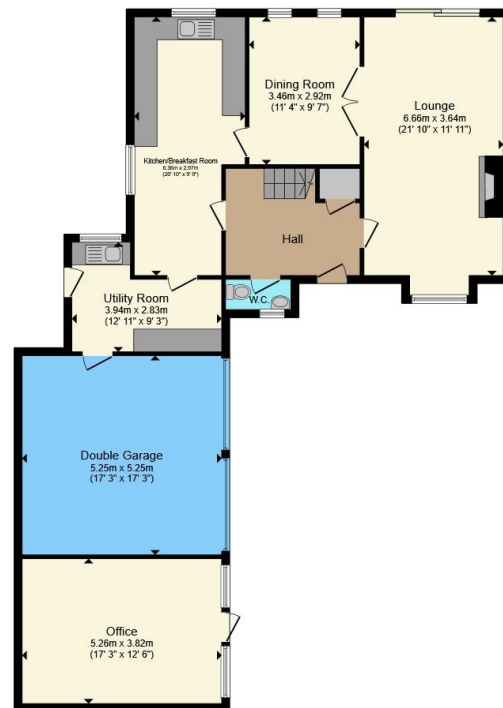
Externally

Externally to the front there is a private gated driveway with access to double garage via up and over doors. The landscaped rear garden boasts a raised lawn and paved patio seating area.

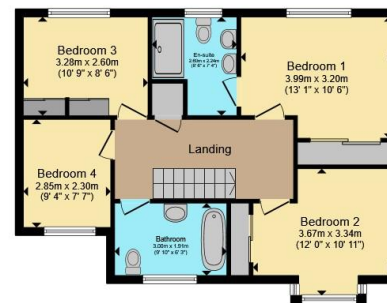








Ground Floor



First Floor

Total floor area 190.5 m² (2,051 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



To view this property please contact Connells on

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Unit 3C, Salter Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/STD107261



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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