

Moathouse Drive

Haughton, Stafford, ST18 9HJ

John German



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£425,000

An outstanding family sized link detached house which has been considerably improved and extended featuring a superb living and dining kitchen and study. Situated in a popular established location within a delightful village.

Accommodation - Step inside the reception hall that has two built in cupboards and access to a guest's cloakroom having a WC and rectangular wash basin with integrated cupboard beneath, a display recess and tiling to one wall. The study has feature covering to one wall, a modern vertical towel radiator and double French style doors opening to the terrace.

The stunning open plan living and dining kitchen has been extended and features an extensive range of modern units with wooden work surfaces alongside a separate island unit that incorporates a dining bar, ceramic hob plus further base units beneath. There is an integrated split level double oven and space for an American style fridge freezer (not included in the sale). The spacious dining and sitting area has a roof light, two attractive modern vertical radiators and double French style doors opening to the terrace and garden.

The delightful lounge has a front facing window and a cast burner with feature tiling to the wall behind and a slate hearth. Stairs rise to the first floor.

The first floor landing has a spacious built in wardrobe and a vertical radiator plus doors to four bedrooms, the principal bedroom has a dressing area in addition to its own en suite bathroom having a spa bath, WC, wash basin with integrated cupboard beneath, tiled splash backs and a chrome vertical towel radiator. The remaining three bedrooms share the attractive family shower room having a shower, WC, wash basin with integrated cupboard beneath and a chrome vertical towel radiator.

Outside - There is a spacious drive providing ample parking and giving access to the garage/utility. To the rear is a lovely secluded terrace style garden with paved and gravelled areas plus various established display beds together with a further partly covered terrace area has a slightly elevated ornamental pond. Substantial garden shed. This beautiful garden has been designed for ease of maintenance.

Haughton is a popular village having a local shop, post office, pub, village hall, primary school and a fish and chip shop. It is also very conveniently placed for commuting to the county town of Stafford and market town of Newport. Stafford has a range of amenities including an intercity railway station where regular services operate to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

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. The land registry document refers to rights, covenants and easements, a copy is available to view upon request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

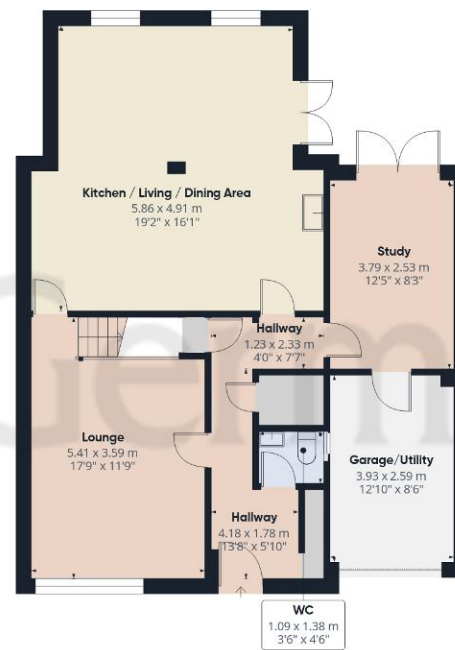
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

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

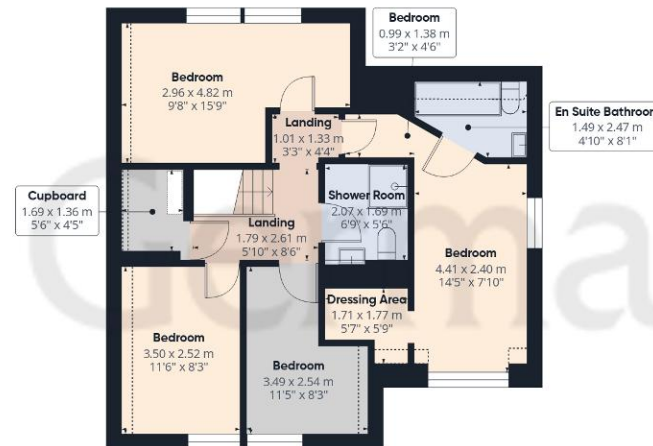
Our Ref: JGA/14042026







Ground Floor



Floor 1

Approximate total area⁽¹⁾

139.9 m²

1505 ft²

Reduced headroom

3 m²

32 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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