

# Winnow Avenue, Stafford, ST16 1GE

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Council Tax Band: E

**Modern Four-Bedroom Home with Open-Plan Living and Garage — Perfect for Family Life on Marston Grange**  
Set within the highly sought-after Marston Grange development, this beautifully designed four-bedroom detached home delivers everything today's family could want — generous living space, high-quality finishes, and a location that perfectly balances peace and convenience.

From the moment you step inside, the attention to detail is clear. The welcoming hallway leads to a bright bay-fronted lounge, ideal for relaxing evenings, while the open-plan kitchen and dining area forms the heart of the home. Finished with sleek cabinetry, integrated appliances and French doors opening onto the garden, it's a space designed for both entertaining and everyday family life. A separate utility room and ground-floor WC add extra practicality.

Upstairs, four double bedrooms include two luxurious en-suite shower rooms, with the principal bedroom offering a calm and elegant retreat. A well-appointed family bathroom serves the remaining bedrooms, all finished to a modern standard.

Outside, the landscaped rear garden provides an inviting space for summer dining, while the driveway and garage ensure plenty of parking. The property's position on a quiet stretch of Marston Grange adds to its appeal — close to excellent schools, parks, and just a short drive to Stafford town centre and the M6, making commuting effortless.

This is a home that combines modern comfort with timeless style — ideal for families who want space, quality, and a standout location.

## Local Highlights Transport & Connectivity

Stafford benefits from excellent rail links: direct services to Birmingham, Manchester and further afield via connections at major hubs.

The M6 motorway is close by, giving convenient road access to cities across the Midlands and the North.

Local bus networks connect the suburbs (including Marston Grange) to Stafford town centre, the railway station, and neighbouring areas.

## Schools & Education

Staffordshire County Council operates a school transport scheme for eligible pupils—families can apply via the council for assistance.

The North of Stafford strategic development plans include new primary schools as the area grows, which may benefit future residents close to Marston Lane and Taylor Wimpey's expansion zones.  
Stafford Borough Council

For independent schooling, Stafford Grammar School offers transport services for pupils from the surrounding area (including Cannock and Stafford suburbs).

## Nature, Green Spaces & Attractions

Astonfields Balancing Lakes is a local nature reserve on Stafford's north-east edge. The site consists of lakes, reedbeds, woodland margins and walking/cycle paths, making it a peaceful retreat close by.

Kingsmead Marsh is another protected green space, preserved as a local nature reserve and rich in wetland flora and fauna.

Culture and heritage are on offer in town: The William Salt Library, in Eastgate Street, is a Georgian building housing Staffordshire's printed history and archives — a draw for history lovers and researchers.

For visitor appeal and weekend days out, check out Stafford Castle, Shugborough Estate, and Cannock Chase, all within reasonable driving

distance.

## Development & Growth

The local area is part of Stafford's wider expansion plans. A new estate north of the town, between the A34 and Marston Lane, is planned to include homes, primary schooling and "local centre" amenities.

In the Burleyfields area, development has been active, including new housing and plans for a new primary school starting construction in early 2025.

## Anti-Money Laundering & ID Verification

Once an offer is accepted on a property marketed by Open House Estate Agents Staffordshire, we are legally required to carry out identity verification and anti-money laundering checks on all purchasers. Ongoing monitoring is also conducted throughout the transaction until completion.

To complete these checks, we use Landmark's secure verification platform. This process confirms your identity and source of funds in line with current regulations. It is important to note that this is not a credit check and will have no impact on your credit rating.

The cost of the verification is £30.00 including VAT per buyer. This fee is payable in advance once an offer has been agreed and before a Memorandum of Sale is issued. The charge is non-refundable.

By proceeding with your purchase, you agree to these checks being carried out as required by law.

## Hallway

A bright and inviting entrance hallway setting the tone for the home, with neutral décor and soft carpeting creating a warm welcome. The staircase rises neatly to the first floor, complemented by a sleek white balustrade and subtle lighting. There's space for a console table and decorative touches, while doors lead to the main living areas, offering a smooth flow throughout the ground floor.

## Living Room

11'5" x 19'5"

This spacious lounge combines warmth and style with a modern feature wall and large bay window that fills the room with natural light. The layout easily accommodates multiple seating areas, with soft neutral décor and plush carpeting creating a comfortable, inviting feel. Modern lighting and matching oak-effect furniture add a cohesive finish, making this a perfect space for relaxing or entertaining.

## Kitchen / Diner

20'8" x 10'9"

This stunning open-plan kitchen and dining area is the heart of the home, designed for both style and practicality. The contemporary shaker-style units are finished in a soft neutral tone and paired with wood-effect worktops for a warm, modern look. Integrated appliances, under-cabinet lighting, and ample storage make it highly functional, while the spacious dining zone easily accommodates a large family table. Full-width French doors open onto the rear garden, flooding the room with natural light and creating a seamless flow between indoor and outdoor living—ideal for entertaining and family gatherings.

## Utility Room

5'8" x 10'10"

A practical and well-designed utility room featuring matching cabinetry and worktops to the main kitchen, maintaining a cohesive look. There's space and plumbing for laundry appliances, a stainless-steel sink, and additional countertop space for small appliances. A rear door provides convenient access to the garden, making it ideal for everyday use and keeping household chores neatly out of sight.





**Garage**  
8' x 16'11"

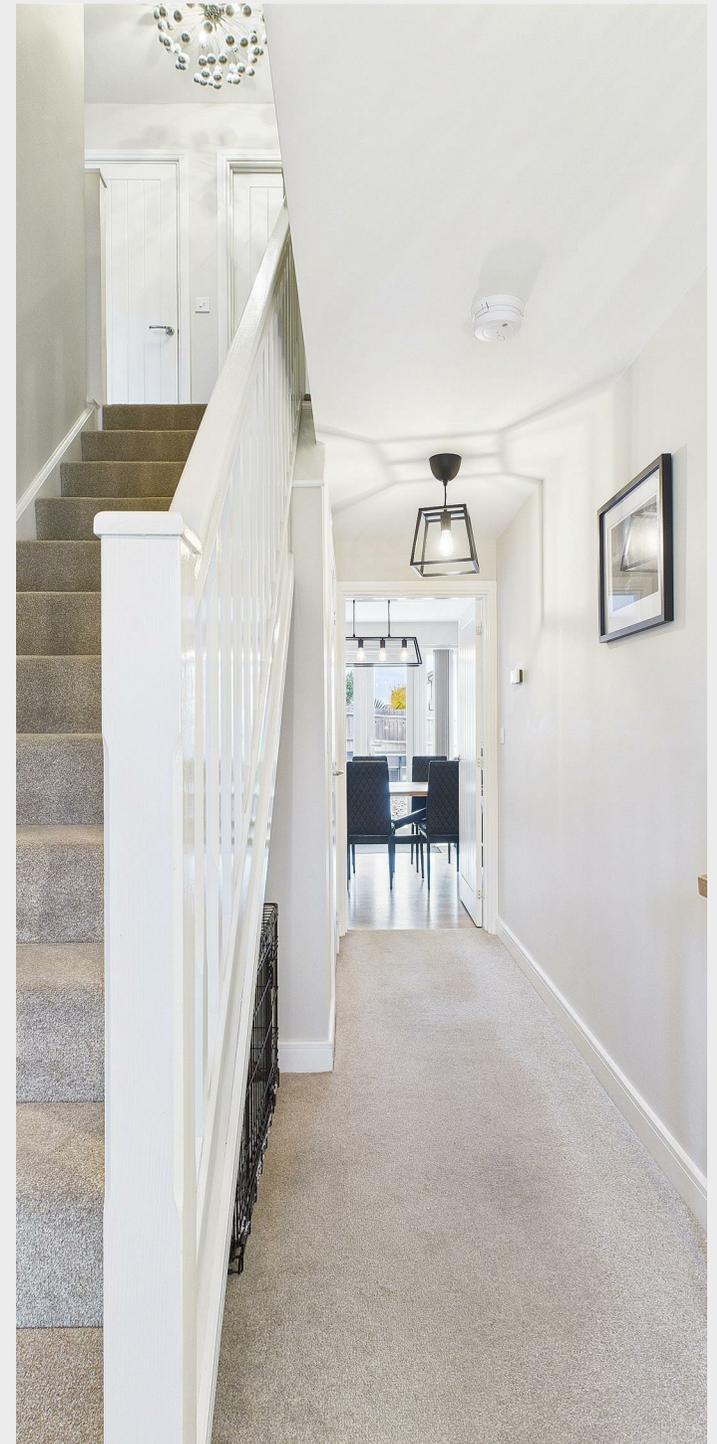
**Guest WC**  
See 360 Tour

**Master Bedroom**  
11'6" x 15'3"

A spacious and elegantly presented master bedroom with a calm, neutral palette that enhances the sense of light and space. Multiple windows allow natural daylight to stream in, creating a bright and airy atmosphere. There's ample room for a king-size bed and additional furniture, complemented by soft carpeting and a contemporary chandelier that adds a touch of luxury. This room offers both comfort and style, providing a relaxing retreat at the end of the day.

**En Suite**  
5'10" x 5'10"

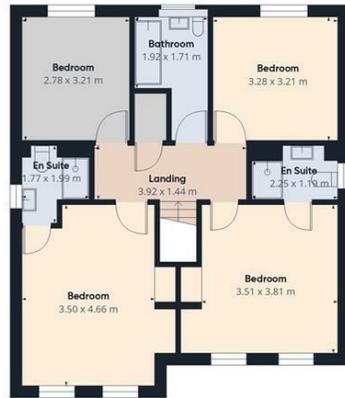
A sleek and modern en suite finished in soft neutral tones with stylish tiled detailing. The suite includes a large glass-enclosed shower, contemporary basin, and low-level WC. A frosted window provides natural light and ventilation, while the clean lines and quality fittings create a fresh, elegant space designed for everyday comfort.



Open House Staffordshire



Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

138.7 m<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         | <b>94</b>   |
| (81-91) <b>B</b>                            | <b>85</b>               |   |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |