Padstow Drive

Stafford, ST17 0GY

John German




FAMILY
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£365,000

A beautifully appointed detached house which is immaculately presented throughout, with a contemporary style kitchen and lovely, established rear garden featuring an Indian stone patio.



An enclosed porch opens into the reception hall which has stairs rising to the first-floor landing and a door to the elegant and spacious lounge with a front facing bay window, understairs cupboard, attractive fireplace with coal effect fire, and an arch to the dining area which has double doors opening onto the terrace. The superbly appointed kitchen is fitted with an extensive range of cashmere-coloured units with contrasting worktops and splash plates, and integrated appliances comprising hob, oven, extractor, fridge/freezer and dishwasher. Off the kitchen is a separate utility room with provision for a washing machine, and a cloakroom with W.C and wash basin.

On the first floor, the landing leads to four bedrooms and the family bathroom. The principal bedroom has fitted wardrobes, a built-in cupboard and a beautifully appointed ensuite which has exquisite tiling, a built-in bathroom cabinet with mirror, shower having both conventional and waterfall heads, W.C, wash basin with integrated drawers and a vertical feature radiator. The family bathroom is again splendidly appointed, with an electric shower, wash basin with integrated cupboards, W.C and chrome vertical radiator.

Outside, to the front is an attractive lawned garden with adjacent drive providing parking for two cars and giving access to the garage. Gated side entrance leads to a delightful rear garden which has an Indian stone patio with lawn beyond and traditional established borders.

Agents notes: The Land registry refers to rights, restrictions 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 & garage
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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09102026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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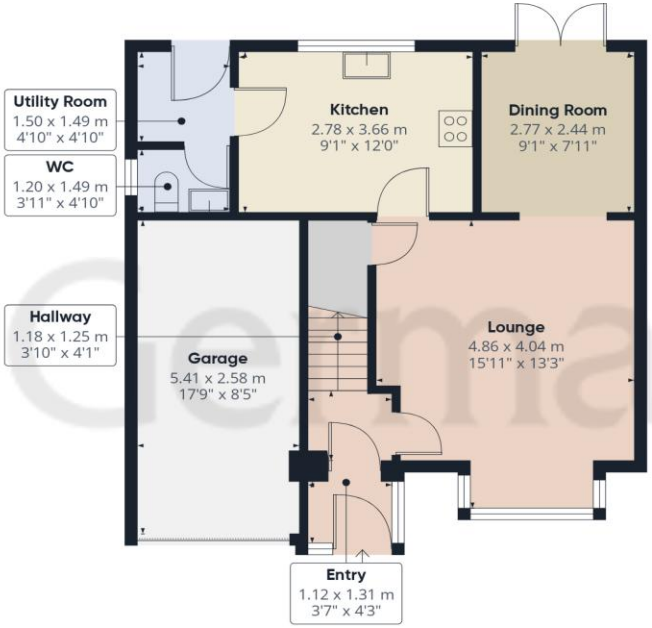



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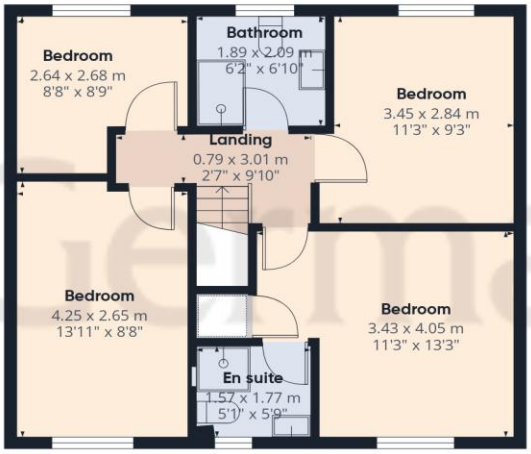

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Ground Floor





Floor 1

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Approximate total area(1)

109.2 m²

1175 ft²

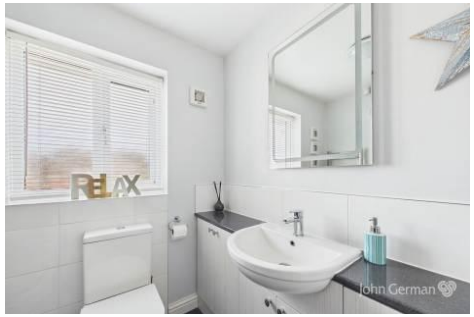
(1) Excluding balconies and terraces

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

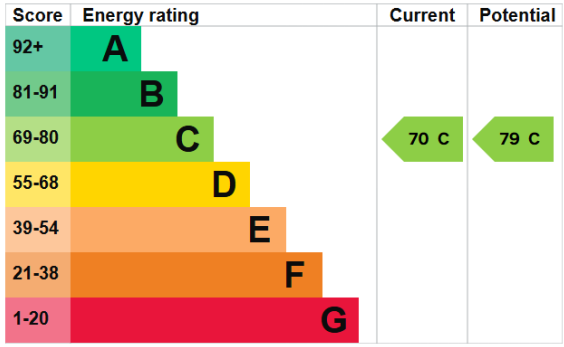
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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