



Connells

Wootton Drive
Stafford



Property Description

Connells are delighted to market this immaculate three bedroom linked detached property on Wootton Drive. This lovely home is nestled in the popular and desirable creswell farm estate perfectly positioned to enjoy the beautiful Doxey Marshes Nature Reserve, with its picturesque walks and wildlife, literally at your doorstep. And with super-quick access to the M6 motorway, city connections are a breeze. Inside, this fabulous home boasts modern finishes, loads of space, and a great layout - perfect for families or professionals.

In brief the property compromises: Entrance hallway, lounge, kitchen/diner, three bedrooms and a family bathroom. Externally the property offers front and rear gardens, driveway and garage.

Entrance Hallway

Having a UPVC double glazed door to front, radiator, stairs leading to first floor landing, herringbone flooring and door to lounge.

Lounge

14' 3" x 10' (4.34m x 3.05m)

Having UPVC double glazed window to front this open plan lounge offers feature panel walls, radiator and herringbone flooring.

Kitchen Diner

14' 7" x 10' 11" (4.45m x 3.33m)

This modern fitted kitchen offers a UPVC double glazed window to rear, wall and base units incorporating marble work tops over with matching marble low level splash back, ceramic bowl sink with mixer taps over, under wall unit lighting, integrated fridge freezer, integrated dishwasher, mid level oven and microwave, five ring gas hob with cooker hood over and herringbone flooring.

Landing

Having stairs leading from entrance hallway, UPVC double glazed window to side, cupboard and carpet flooring.

Bedroom One

14' 11" x 8' 2" (4.55m x 2.49m)

Having a UPVC double glazed window to rear, paneled walls, radiator and carpet flooring.

Bedroom Two

10' 7" x 8' 3" (3.23m x 2.51m)

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

Bedroom Three

8' x 6' 2" (2.44m x 1.88m)

Having a UPVC double glazed window to rear, radiator and carpet flooring.

Bathroom

Having a UPVC double glazed window to front, wash hand basin vanity, W.C, bath with electric shower over, radiator and anti slip floor.

Externally

Front

Having a driveway providing parking with a lawn area to the side with access to the garage via up and over door.

Rear

The rear garden offers a slab patio area with fenced gated access to the lawn area with a mixture of shrubs and trees.

Garage

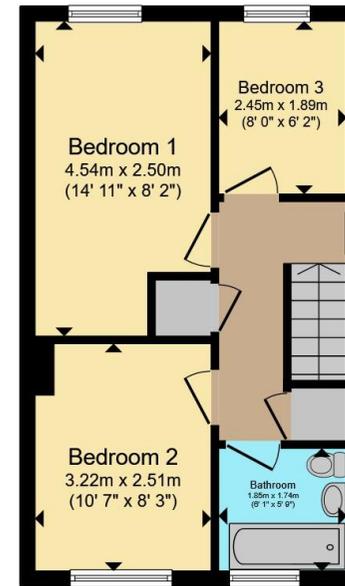
11' 6" x 8' 2" (3.51m x 2.49m)

Having up and over door and benefiting from power and light with a UPVC double glazed door to rear garden.









Ground Floor

First Floor

Total floor area 83.5 m² (898 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/STD107556



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