

Ampleforth Drive

Stafford, ST17 4TE



An attractive detached house occupying a generous plot in a sought-after and convenient location, offering a well-proportioned lounge, spacious dining kitchen, cloakroom, three bedrooms, and the added benefit of a garage.

£265,000



John German

The entrance hall has a cloakroom off which is fitted with a WC and wash hand basin with an integrated cupboard beneath. There is a well portioned lounge with a traditional style fireplace, and stairs rising to the first floor. The dining kitchen has an attractive range of units with contrasting work surfaces, a stainless-steel circular sink and drainer, integrated hob with concealed extractor above and an oven. There is also a handy understairs cupboard.

The first floor landing has an airing cupboard and gives access to three bedrooms and the family bathroom. The principle bedroom benefits from built-in wardrobes. The bathroom is fitted with a white suite comprising bath with a screen and shower above, WC and wash hand basin.

Outside, to the front is an ornamental stone garden and a drive to the garage. Gated side entrance leads to the rear of the house, which has a deep paved sun terrace and a slightly raised artificial lawn beyond.

The house is situated in a very popular residential area which is convenient for the town centre. There is an intercity railway station with regular services to London Euston, some taking only approximately 1 hour and 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Agents notes: The property is not registered with Land Registry. It is quite common for some properties to have a Ring doorbell and internal recording devices.

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 C

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

Our Ref: JGA/30072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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