

St. Mawes Close

Stafford, ST17 0HQ

John German



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£375,000

An outstanding family home which has been extended and considerably improved. Providing five well proportioned bedrooms and occupying a particularly impressive plot with large garden ideal for a growing young family.



An enclosed porch leads to the reception hall, which is spacious and provides a most welcome introduction to this lovely property, featuring attractive wall covering to one wall and stairs rising to the first floor landing.

The delightful lounge has a stone fireplace with gas coal effect fire, and contemporary style vertical panelling either side of the fireplace. Double doors open to the separate dining room which in turn gives access to a spacious conservatory with doors to the lovely garden.

The modern kitchen has an attractive range of pebble coloured units with contrasting work surfaces incorporating a sink and drainer, and an integrated fridge, dishwasher, oven and extractor canopy. This is also an understairs pantry.

The particularly generous utility room has a further range of matching units and work surfaces incorporating a stainless-steel sink and drainer. There is ample space for domestic appliances and a cupboard housing the gas boiler. This gives access to the cloakroom, fitted with a wash basin and WC.

The first floor split landing leads to five bedrooms. The principal bedroom benefits from an extensive range of built-in wardrobes extending to the full width of one wall, the third bedroom has an airing cupboard, and the fifth bedroom has a built-in cupboard.

The exceptionally well-appointed bathroom has exquisite tiling and comprises bath, separate shower with both conventional and waterfall heads, WC, pedestal wash basin and a modern contemporary, dual fuel towel radiator.

Outside, the house stands back from the road in this very pleasant cul-de-sac beyond a lawned garden and a part block paved drive. This gives access to the garage which also has an outer side door. To the rear of the property lies an exceptionally spacious, mainly lawned rear garden with a mature hedge to the rear boundary and established borders to the other boundaries.

The house is situated in an exceptionally popular residential location, convenient for shops, a health surgery and library at Bodmin Avenue. In addition, there are local schools for all ages within walking distance. The county town of Stafford has an intercity railway station with regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway and M6 toll.

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

Agents notes: The Land Registry refers to rights, easements and covenants and a copy of which is available upon request. Planning permission was granted for the two bedroom extension to the first floor and an extension to the existing garage by Stafford Borough Council on 26th April 1995 reference 95/31848/ful. It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

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: Staffordshire County Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk/planning-public-access

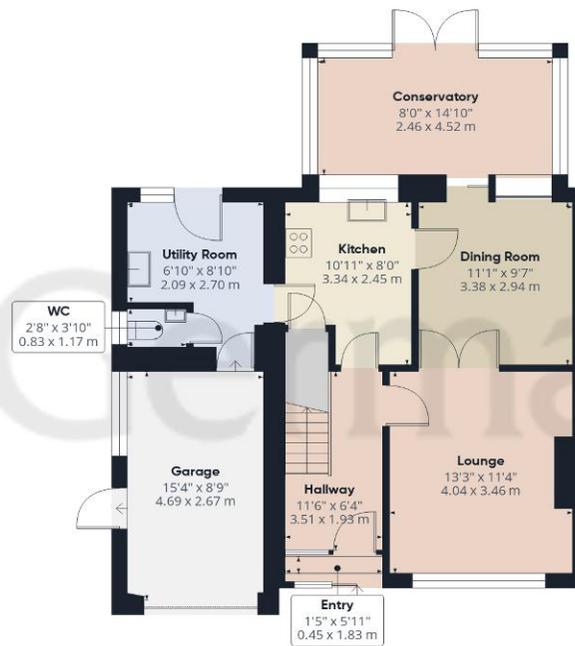
Our Ref: JGA/04022026

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Ground Floor

Approximate total area⁽¹⁾

1414 ft²

131.3 m²



Floor 1



(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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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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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