

The Grange

Hyde Lea, Stafford, ST18 9BF

John 
German





The Grange

Hyde Lea, Stafford, ST18 9BF

£495,000

An attractive and particularly well presented detached house situated in the exceptionally popular village of Hyde Lea. The house is beautifully appointed throughout and has the benefit of lovely established gardens and a double garage.



The reception hall provides the most welcome introduction to this lovely property, having stairs rising to the first floor landing, built-in shoe storage and additional seat with cupboard space beneath, feature wall covering to one wall and vertical radiator. Off the hall is a guest cloakroom fitted with a WC and wash basin. The delightful, well-proportioned lounge is dual aspect with a front facing bay window and French style double doors opening to the deck and garden at the rear. There is a feature wall covering to one wall, with a centrally positioned log burner and panelling surround. There is a spacious dining room, again having attractive feature wall covering to one wall. The breakfast kitchen has a comprehensive range of modern units with contrasting work surfaces having an inset sink and drainer, integrated hob with extractor canopy above, oven beneath, and a dishwasher (please note, the free-standing fridge freezer is not included in the sale). There is a tiled floor and double French style doors opening to the deck and garden. The separate utility room has further cupboards with a worktop and sink and drainer, plus space and provision for domestic appliances.

The first floor landing leads to four bedrooms, all benefitting from fitted wardrobes. The rear facing bedrooms enjoy particularly lovely and extensive views. The principal bedroom has an en suite comprising wet shower area with waterfall head and screen, WC, wash basin with integrated cupboard beneath and a vertical radiator. The other three bedrooms share the family bathroom, which is fitted with a bath with shower, pedestal wash basin, WC, attractive part painted panelled walls, exquisite tiling and chrome radiator.

The house is situated in a very pleasant cul-de-sac, standing back from the road behind a lawned foregarden with established borders and wisteria to the front of the house. The garden extends to the side and rear of the property where there is an excellent sun deck and lawn with borders and a raised vegetable area. The block paved drive at the front leads to the double garage which is semi-detached with a neighbouring garage.

Hyde Lea is an exceptionally popular village within a few minutes' walk of beautiful Staffordshire countryside, yet so convenient for the town centre which 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 network and M6 toll.

Agents notes: The Land Registry refers to covenants and easements and a copy of this 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 & double 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 F

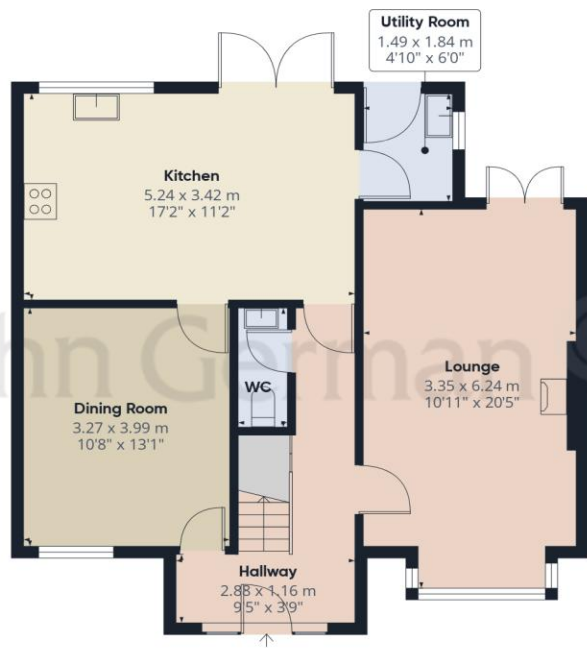
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19052026

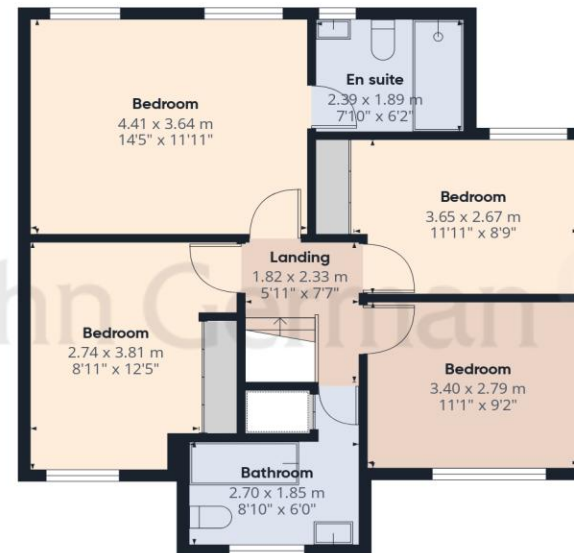
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

154.6 m²

1663 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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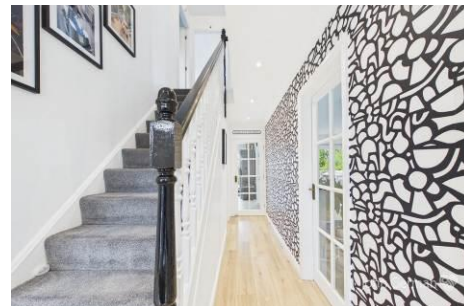
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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