ABODE
SALES & LETTINGS

Stafford Street, DE14 2QS
Offers Around £210,000

https://www.abodemidlands.co.uk

A beautifully presented and substantial four-bedroom family home, offering an exceptional amount of living space together with a generous rear garden. Having been modernised throughout by the current owners, this impressive property combines contemporary finishes with spacious accommodation, making it an ideal home for growing families looking for something ready to move straight into. To the front is a "keep clear" for parking outside of the properties storage entry

ABODE
SALES & LETTINGS

Accommodation

The accommodation begins with a welcoming entrance hall giving access to a spacious front living room featuring a fireplace, creating a cosy reception space.

To the rear is a superb second reception room, currently used as the main family living area, offering excellent proportions and an open feel whilst providing access through to the stylish fitted kitchen. Finished with high gloss units, generous work surfaces, integrated appliances and ample storage, the kitchen has been thoughtfully designed for modern family life and leads through to a practical utility room. Completing the ground floor is a beautifully appointed four-piece family bathroom comprising a bath, separate shower, wash hand basin and WC.

A standout feature of the home is the large walk in storage . Currently utilised as additional living space it offers fantastic flexibility and could equally be used as a home office, games room, gym, studio or workshop depending on individual requirements.

To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom is an excellent size, with the second bedroom also offering generous double proportions. The remaining two bedrooms provide versatile accommodation for children, guests or those working from home.

Outside, the property enjoys a generous enclosed rear garden, predominantly laid to lawn with ample space for entertaining, children's play equipment or further landscaping.

Conveniently positioned close to a range of local amenities, schools and transport links, this spacious family home offers an impressive amount of accommodation both inside and out and must be viewed to fully appreciate everything it has to offer.

ABODE

ABODE

ABODE

ABODE

ABODE

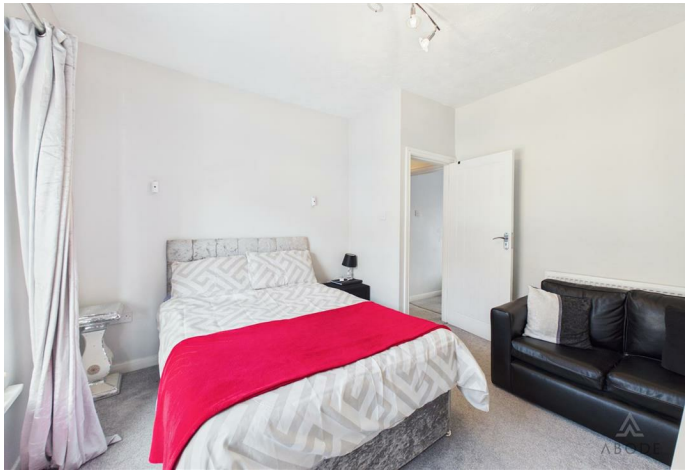
ABODE

ABODE

ABODE

ABODE

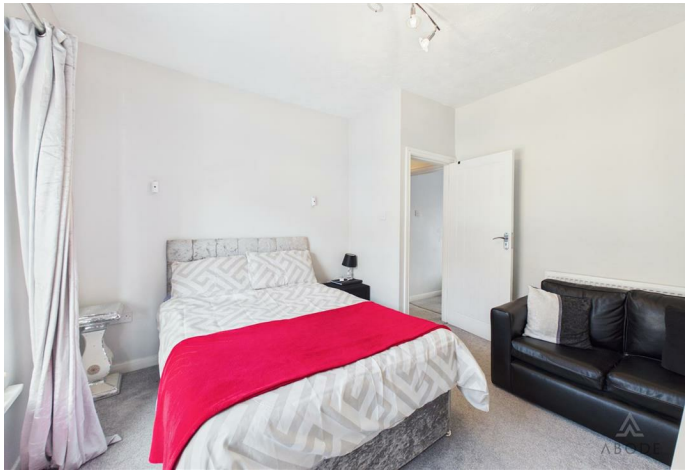
ABODE



AIIP CLLAR

ABODE

ABODE



ABODE

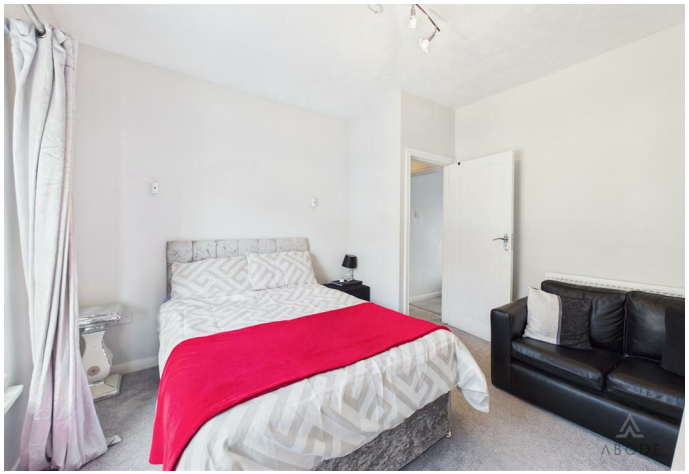
ABODE

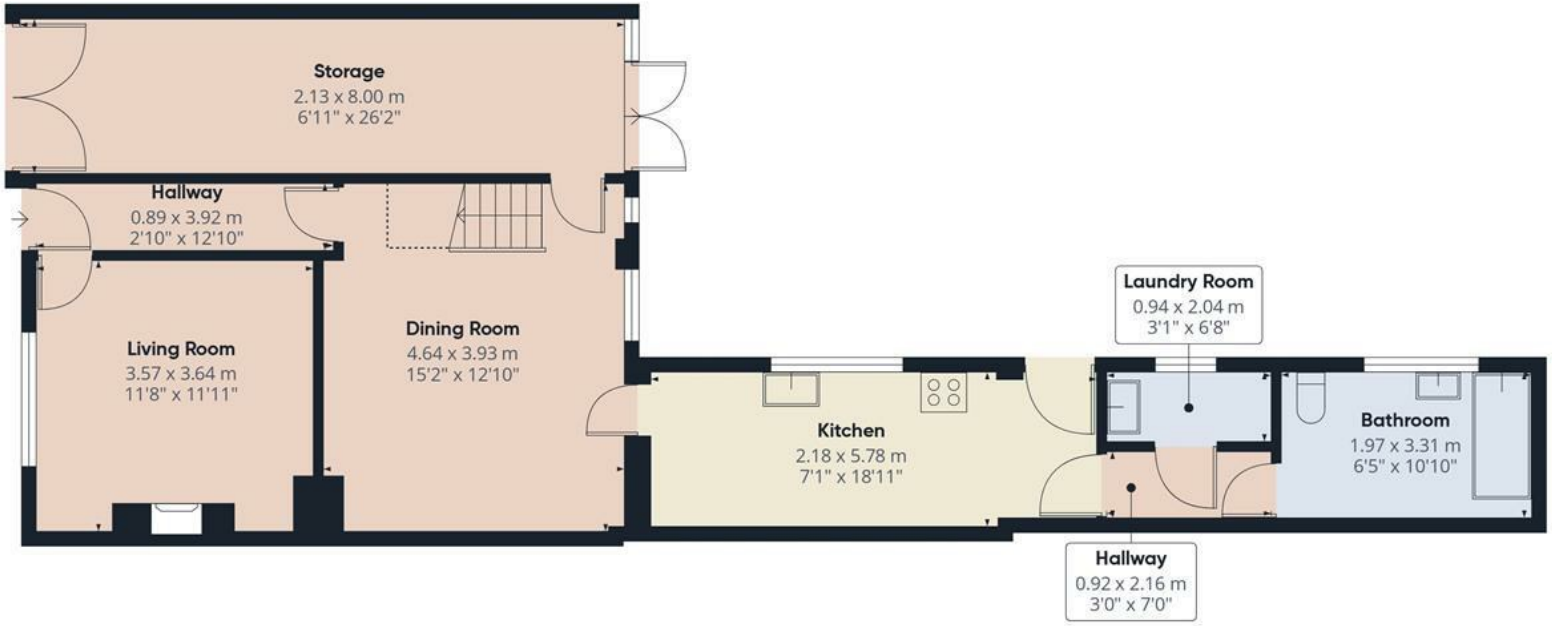
ABODE

ABODE

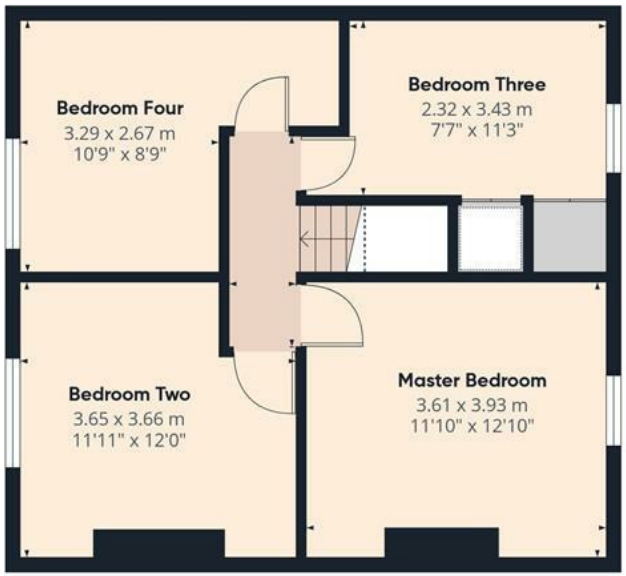
ABODE

ABODE


ABODE



Floor 0



Floor 1

ABODE

Approximate total area(1)

123.2 m²

1329 ft²

Reduced headroom

1.3 m²

14 ft²

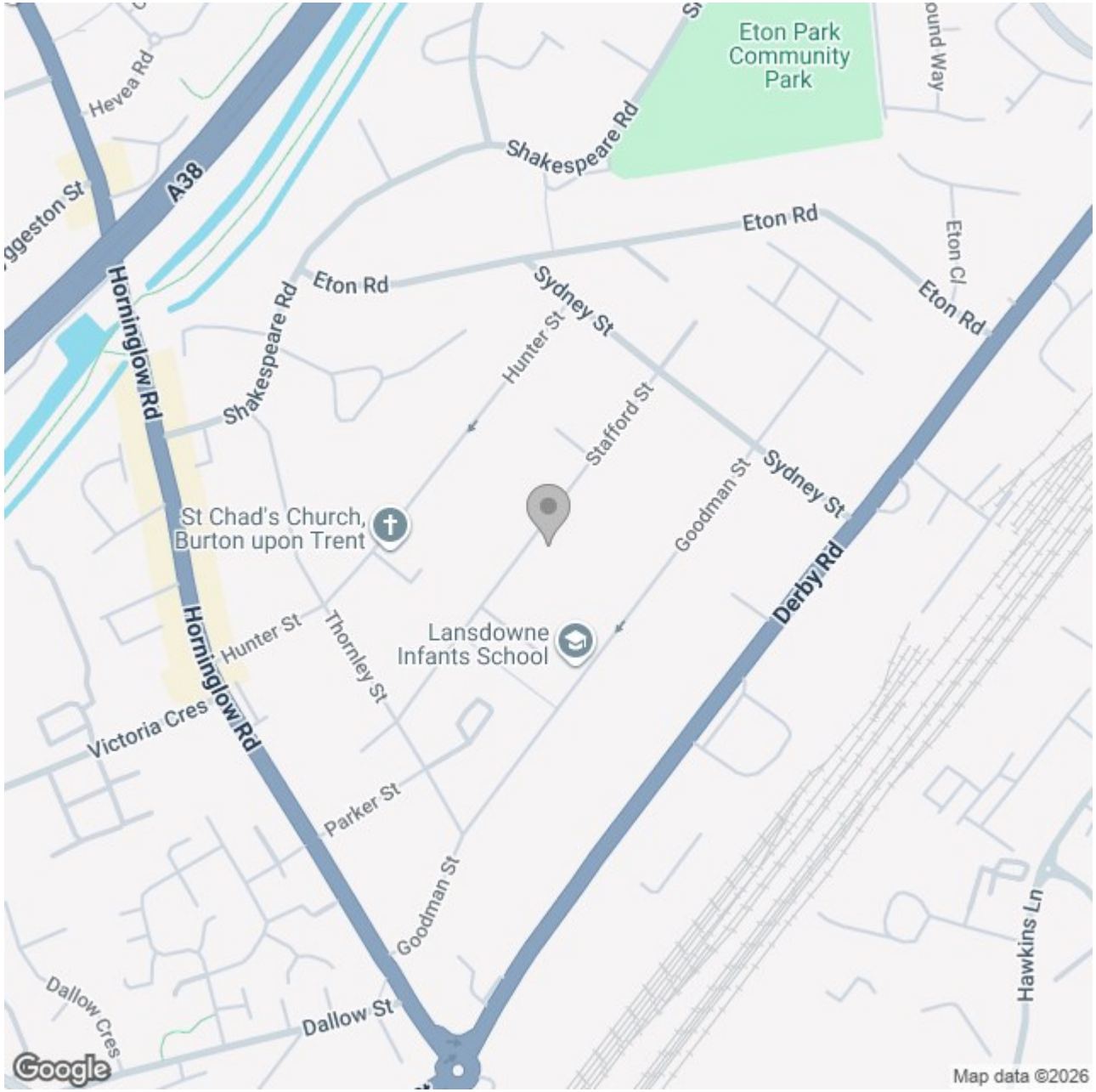
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.