



**Connells**

Aldbury Close  
Stafford



## Property Description

A beautifully positioned four-bedroom detached home, set at the end of a peaceful cul-de-sac on Aldbury Close, Parkside.

Overlooking the common and enjoying further open green views, this property offers a rare blend of privacy, space and countryside charm.

Inside, a welcoming hallway leads to bright and generous living area. The lounge offers spacious living accommodation, while the well-appointed kitchen and dining area provide the perfect setting for family life and entertaining. A separate utility space and convenient downstairs shower room add everyday practicality.

Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, making the home ideal for growing families or those seeking extra space.

Outside, the property benefits from a private rear garden and additional garden space to the side of the property (Subject to leasing terms with local council) a driveway, and a garage offering further storage or option for conversion potential (subject to planning).

Perfectly placed, the home is within walking distance of the well-regarded Parkside Primary School and Sir Graham Balfour and also offers a choice of nearby parks, ideal for families. For those who enjoy the outdoors, there are lovely walks straight across the common, right on the doorstep. The location also boasts fantastic commuting links via the M6 and accessible bus routes.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Lounge

Having double glazed window to front, fireplace with marble surround and mantel, radiator and carpet flooring.

### Dining Room

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

### Kitchen

Having double glazed window to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, oven with cooker hood and tiled splashback with further space for dining also having generous sized understair cloakroom offering excellent storage.

### Utility Room

Having double glazed window to side, base units incorporating laminate work surfaces over and space for appliances.

### Shower Room

Having double glazed window to side, W.C, wash hand basin with vanity and walk in shower.

### **First Floor Landing**

Having stairs leading from entrance hallway and doors into;

### **Bedroom One**

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

### **Bedroom Two**

Having double glazed window to front, fitted wardrobes, radiator and carpet flooring.

### **Bedroom Three**

Having double glazed window to rear, vanity unit with sink, radiator and carpet flooring.

### **Bedroom Four**

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

### **Bathroom**

Having double glazed window to rear, W.C, wash hand basin and bath.

### **Externally**

Externally to the front there is a private

driveway with ample parking space for multiple cars and a spacious garage with a lawn area to the front and side. The landscaped rear garden offers a paved patio seating area and raised lawn with a mixture of shrubbery.









Total floor area 134.3 m<sup>2</sup> (1,446 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01785 243356**  
**E [stafford@connells.co.uk](mailto:stafford@connells.co.uk)**

Unit 3C, Salter Street  
 STAFFORD ST16 2JU

EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107615](http://connells.co.uk/Property/STD107615)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STD107615 - 0008