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Staffick Close, **Kenton,** EX6 8NS









An opportunity to purchase a spacious four-bedroom detached family home situated in a pleasant cul-de-sac position within the sought-after village of Kenton. The property offers well-proportioned and versatile accommodation, including a generous sitting/dining room, kitchen/breakfast room, utility room, ground floor study, conservatory, four bedrooms, an en-suite shower room and family bathroom. Outside, there is driveway parking, an attached garage and a delightful, established rear garden with a paved seating area beneath a mature, timber pergola. The property also enjoys attractive views across the village towards the church and surrounding countryside. FREEHOLD, COUNCIL TAX BAND - E, EPC - E.

£475,000

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ENTRANCE PORCH
With entrance door opening into the property and further door leading to the hallway.

ENTRANCE HALLWAY
A central hallway providing access to the principal ground floor accommodation, with staircase rising to the first floor.

SITTING/DINING ROOM
A particularly spacious and versatile reception room providing ample space for both comfortable seating and formal dining furniture. Features include a fireplace with decorative surround, a window overlooking the front approach and glazed double doors opening onto the rear garden and paved terrace. The room enjoys good natural light and offers flexibility in the arrangement of furniture.

KITCHEN/BREAKFAST ROOM
Fitted with a range of light wood-fronted wall and base units incorporating work surfaces, tiled splashbacks and a sink with mixer tap. Space and provision for kitchen appliances, including a cooker, dishwasher and fridge/freezer. A window overlooks the garden, whilst the room provides ample space for a breakfast or dining table. Door to the adjoining utility room.

UTILITY ROOM
A useful addition to the kitchen, providing a separate area for laundry appliances, with a sink unit and plumbing for a washing machine and oil fired central heating boiler. Access to the conservatory.

CONSERVATORY
A pleasant additional reception area featuring extensive glazing and a glazed roof, allowing natural light to flood the room. Enjoying an attractive outlook over the established garden, with glazed doors providing access to the outside. An ideal space for relaxing and enjoying the garden throughout the seasons.

STUDY
A useful and versatile room situated on the ground floor, with a window to the front. Currently arranged as a home office, the room offers excellent space for those working from home or could be utilised for a variety of other purposes.

CLOAKROOM
Fitted with a WC and wash hand basin.

FIRST FLOOR LANDING
With staircase rising from the ground floor and doors providing access to the four bedrooms and family bathroom.

BEDROOM
A good-sized double bedroom offering ample space for a double bed and additional bedroom furniture. The room benefits from its own en-suite shower room.

EN SUITE SHOWER ROOM
Fitted with a white suite comprising a corner shower enclosure, wash hand basin and WC. Tiled walls incorporate a decorative border, with a mirror and light above the wash basin.

BEDROOM
Another generously proportioned double bedroom, featuring an extensive range of fitted wardrobes providing excellent clothes storage. There is ample space for a double bed and additional furnishings, with a window providing natural light.





BEDROOM
A comfortable bedroom with a window and space for bedroom furniture. Stunning views to the rear towards the Church.

BEDROOM
A further bedroom, currently utilised as a sewing and hobby room. This flexible space could equally serve as a child's bedroom, nursery or home office, depending on requirements.

BATHROOM
Fitted with a white suite comprising a panelled bath, separate corner shower enclosure, pedestal wash hand basin and WC. The walls are partially tiled with a decorative border, with complementary decoration above.

FRONT GARDEN AND DRIVEWAY
The property is approached via a driveway providing off-road parking and access to the DOUBLE GARAGE. The front garden incorporates an area of lawn together with established shrubs, plants and borders, adding greenery to the approach.

DOUBLE GARAGE
With an electric garage door, providing useful parking or storage space with light and power.

REAR GARDEN
A particularly attractive feature of the property is the established rear garden, which offers a delightful setting with a variety of mature trees, shrubs, flowering plants and well-stocked borders. Immediately adjoining the rear of the house is a paved terrace, providing an ideal area for outdoor seating and entertaining. A substantial timber pergola, covered with a mature climbing plant, creates an attractive sheltered seating area and forms an appealing focal point within the garden. Beyond the terrace, the garden incorporates a lawned area surrounded by established planting, offering a pleasing degree of greenery and privacy. There are pathways through the garden, together with a greenhouse. The garden enjoys attractive elevated views over the rooftops of Kenton towards the village church and the rolling countryside beyond. These views provide a particularly appealing backdrop to the outside space.

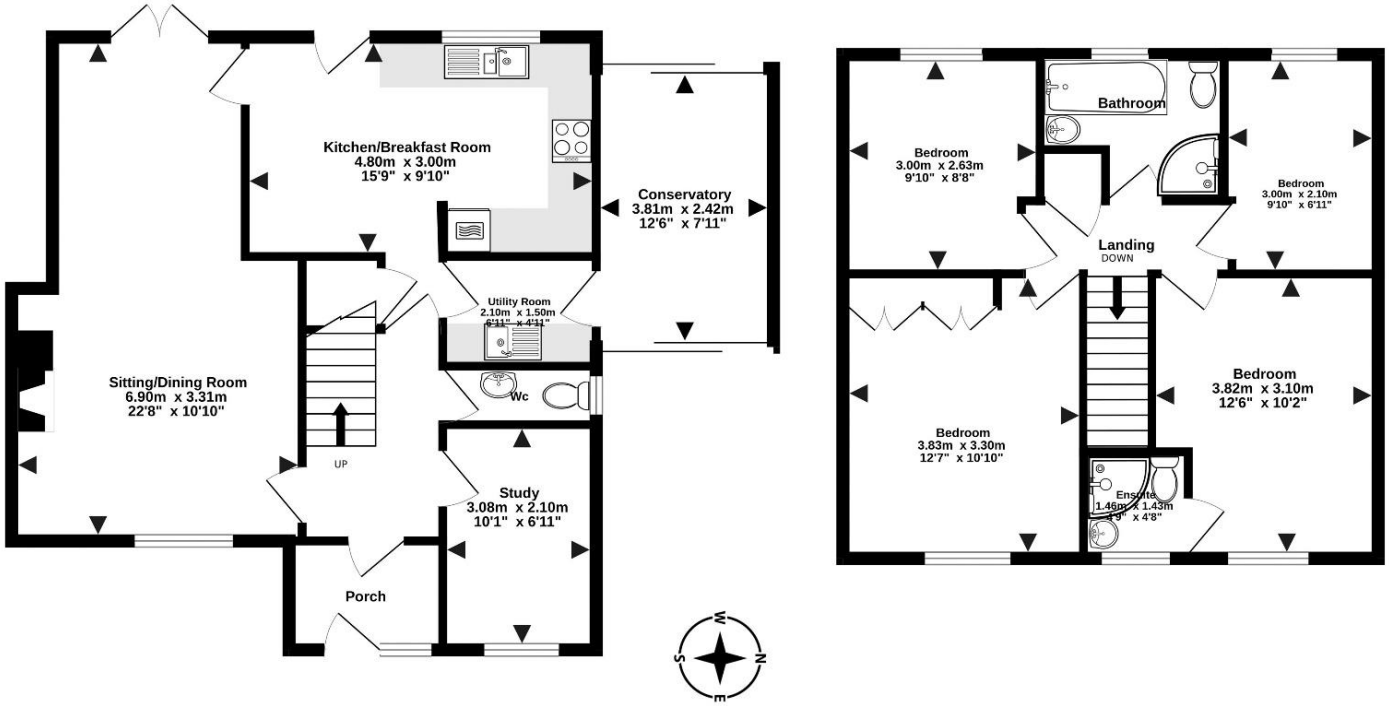






Ground Floor
67.9 sq.m. (730 sq.ft.) approx.

1st Floor
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 118.3 sq.m. (1273 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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