





## Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this stunning three bedroom detached family home in a popular residential area of Stafford. Ideally located close to local shops, schools and amenities, the property is also close to the picturesque Stafford Castle. It is within walking distance of the thriving town centre of Stafford, boasting a wide range of shops, restaurants, entertainment facilities and commuting links with close access to both the M6 motorway network and rail links with direct lines to Manchester, Birmingham and London Euston.

The property is immaculately presented and recently modernised throughout, briefly comprising of an entrance hallway, lounge, open plan breakfast kitchen and separate utility room/study all located on the ground floor, with stairs leading to the first floor landing, family bathroom and all three bedrooms.

Externally to the front there is a private driveway with gated access to the landscaped rear garden boasting both well maintained lawn and patio seating area.

## Internally

### Entrance Hallway

Having front door access, stairs leading to first floor landing, carpet flooring and door into;

### Lounge

12' x 9' 3" ( 3.66m x 2.82m )

Having double glazed bay window to front, recess for TV and entertainment system, electric fireplace, radiator, spotlights and wooden flooring.

### Breakfast Kitchen

14' 1" x 10' 6" ( 4.29m x 3.20m )

Having double glazed window to rear and double glazed patio doors into rear garden, this modern fitted kitchen offers a range of wall and base units incorporating oak work surfaces over, double oven with four ring induction hob, cooker hood, tiled splashback, built in fridge/freezer, integrated dishwasher, wine chiller, Belfast sink with drainer, breakfast island, double glazed door into utility room, LED lighting in plinths, spotlights in ceiling and laminate wood flooring.

### Utility Room / Study

5' 3" x 21' ( 1.60m x 6.40m )

Having double glazed door to rear, a range of wall and base units with wooden work surfaces over, space and plumbing for washing machine and tumble dryer, spotlights and carpet flooring.

### Landing

With stairs leading from entrance hallway to first floor landing, double glazed window to side, airing cupboard, loft access and carpet flooring.

## **Bedroom One**

7' 9" x 14' 1" ( 2.36m x 4.29m )

Having two double glazed windows to front, built in storage drawers, radiator and carpet flooring.

## **Bedroom Two**

8' 5" x 8' 7" ( 2.57m x 2.62m )

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

## **Bedroom Three**

5' x 8' 5" ( 1.52m x 2.57m )

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

## **Bathroom**

Having double glazed window to side, W.C, wash hand basin, bath with overhead shower and fully tiled walls and flooring.



## **Externally**

## **Front**

Situated on a generous corner plot with spacious driveway, separate lawn area and side gated access to rear garden

## **Outdoor Bar**

7' 9" x 11' 7" ( 2.36m x 3.53m )

Having full power & lighting









**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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