



An attractive & well-presented detached family home nestled within a private road within the county town of Stafford.

Offers in excess of £325,000

This impressive and vastly improved detached family home enjoys a delightful position on Prospect Place, a quiet and private road within the residential area of Rickerscote, the area offers easy access to the local shops, amenities, and transport links. The property is ideally situated with a range of local amenities nearby including Queens Retail Park with shops including Next, Boots, Home Sense, and much more! There are a range of supermarkets just a short drive away, and the historic town of Stafford offers a further selection of shops, supermarkets, bars, pubs and restaurants. Stafford is home to its own intercity railway station which offers regular services to London Euston taking approximately 1hr 20mins, plus J13 and J14 providing direct access to into the national motorway network. For local schooling, there are good primary schools nearby and a good selection of local secondary schools within the county town of Stafford.

Internally the property comprises of entrance door opening into the welcoming hallway with wooden style flooring, carpeted stairs rising to the first floor landing and oak internal doors leading off to the ground floor accommodation. The warm and welcoming living room has a beautiful log burning stove, carpeted flooring, double glazed window to the front aspect, UPVC double glazed French doors opening out to the side aspect and feature panelling to various walls and a ceiling light point. The vastly improved open plan kitchen/diner has been re-fitted with an extensive range of luxury two-tone wall and base units, with a variety of integrated kitchen appliances, UPVC double glazed windows to the front and rear aspects, feature vertical radiator, spotlights to the ceiling, useful understairs storage cupboard and a door leading into the utility with space and plumbing for a washing machine and tumble dryer, a door out to the rear garden and a door leading into the guest cloakroom.

Upstairs there is a beautiful staircase with glass inserts, access to the loft and doors providing access to all three bedrooms and family bathroom. The master bedroom is a generously sized double bedroom, with feature panelling to one wall, UPVC double glazed window to the front aspect, carpeted flooring and large walk-in wardrobe space which was previously an en-suite. Bedroom two is a further double bedroom with UPVC double glazed window to the front aspect, feature wall panelling and carpeted flooring. Bedroom three is a single bedroom currently being utilised as a home office. The family bathroom comprises of floor to ceiling tiles, low level wc, wash hand basin with vanity unit below, illuminated bathroom mirror, chrome style heated towel rail, and a white panelled bath with rainfall shower over.

Outside the property has a generous sized block-paved driveway providing off-road parking for 3/4 vehicles, with an EV charger and access into the detached garage. There is a large enclosed rear garden with pergola covered seating area, large lawned garden and two patio seating areas. Planning permission was granted (now lapsed) for an extension on the utility.

**Agents notes:** There are communal service charges for the private road of approximately £80 every 6 months made payable to Centrick. There are TPO's on four Sycamore trees.

**Flood risk zone:** Very low

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre 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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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