





Occupying a generous plot extending to approximately 0.18 acres (not verified), this attractive and characterful traditional family home offers spacious and versatile accommodation, complemented by extensive gardens, generous off-road parking and a wealth of original period features.

The property retains much of its traditional charm, including beautiful original Minton tiled flooring, stained-glass detailing, exposed timber features, decorative fireplaces and an original staircase. The accommodation includes a welcoming entrance hallway, a spacious dual-aspect lounge with an attractive bay window and additional space suitable for a home office or play area, together with a ground-floor family bathroom.

A particularly appealing feature is the extended kitchen diner, providing an excellent space for family living and entertaining, with rooflights allowing an abundance of natural light. An adjoining conservatory provides further reception accommodation with direct access to the gardens. To the first floor are three bedrooms, two featuring attractive cast iron fireplaces, together with a separate WC.

Externally, the property benefits from an extensive block-paved driveway providing generous off-road parking, whilst the substantial rear gardens are predominantly laid to lawn and complemented by established trees, mature planting and enclosed boundaries. The gardens offer excellent opportunities for outdoor entertaining, children's recreation and gardening, with two useful garden sheds, one benefiting from power and lighting.

Combining traditional architectural character with extended living accommodation and particularly generous outside space, this delightful home presents an excellent opportunity for families seeking a versatile property with substantial gardens, conveniently situated within Stafford.



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Porch

Accessed via UPVC double-glazed French doors, the entrance porch features attractive original Minton tiled flooring, providing a charming introduction to the property. A beautiful original stained-glass entrance door leads through to the main hallway.

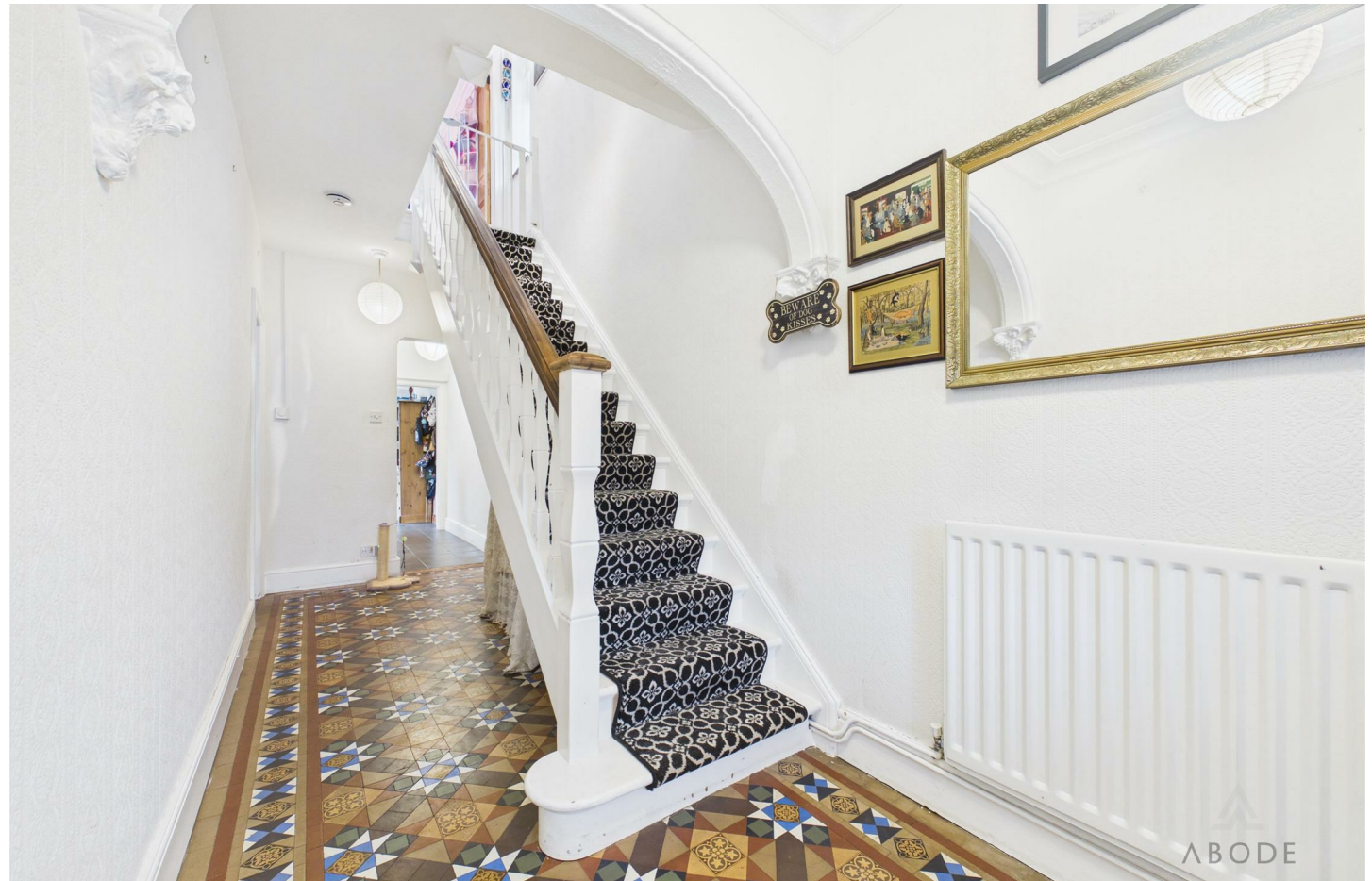
Hallway

A welcoming and characterful entrance hallway showcasing original Minton tiled flooring, an attractive original staircase with timber balustrade rising to the first-floor landing, decorative ceiling coving and a traditional archway. Additional features include two central heating radiators, smoke alarm and electrical consumer unit. Internal doors provide access to the ground-floor accommodation.

Lounge

A beautifully proportioned and versatile reception room benefiting from a dual-aspect arrangement, with an attractive UPVC double-glazed bay window overlooking the front elevation. The room retains a wealth of character, including decorative ceiling coving and a focal point gas fireplace with tiled hearth and brick surround. Two central heating radiators provide additional comfort.

To the rear, the accommodation extends into a further reception area, offering excellent versatility for use as a home office, children's play area or additional sitting space. A UPVC double-glazed external door provides direct access to the rear garden, creating a practical connection between the internal and external accommodation.



Bathroom

A well-appointed ground-floor bathroom fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin with mixer tap and integrated base-level storage. Complementary wall tiling provides an attractive finish, whilst a UPVC double-glazed obscure-glass window to the side elevation allows natural light and privacy. Additional features include an extractor fan and chrome heated towel radiator.







Kitchen/Diner

A particularly impressive feature of the property is the extended kitchen diner, providing a spacious and practical environment ideally suited to modern family living and entertaining.

The kitchen is fitted with a comprehensive range of matching base and eye-level storage cupboards and drawers, complemented by roll-edge preparation work surfaces and tiled splashbacks. Fixtures include a one-and-a-half-bowl ceramic sink and drainer with mixer tap, together with plumbing and provision for freestanding and under-counter appliances.

The extension benefits from excellent natural light, provided by three UPVC double-glazed windows to the side elevation and two double-glazed Velux rooflights overhead. Recessed ceiling spotlights provide additional illumination, whilst a central heating radiator and wall-mounted gas combination boiler complete the accommodation.

A UPVC double-glazed external door provides access to the side of the property, whilst an internal sliding door leads through to the conservatory.



Conservatory

A delightful addition to the ground-floor accommodation, enjoying pleasant views towards the rear garden through UPVC double-glazed windows to the side and rear elevations. The room benefits from tiled flooring throughout and UPVC double-glazed French doors opening directly onto the rear garden, providing an attractive additional sitting area with a connection to the outside space.

Landing

The first-floor landing benefits from a UPVC double-glazed window to the side elevation, providing natural light, together with ceiling spotlights and traditional panelled internal doors leading to the bedrooms and WC. A further staircase rises to the second-floor accommodation.

W.C.

Fitted with a low-level WC incorporating a dual-flush mechanism and a wash hand basin with mixer tap and useful vanity storage beneath.

Bedroom One

A generously proportioned principal bedroom enjoying plenty of natural light through two UPVC double-glazed windows overlooking the front elevation. The room retains attractive period character, including a feature cast iron fireplace, complemented by a central heating radiator, television aerial point and telephone connection. The accommodation offers ample space for bedroom furniture.



Bedroom Two

A well-proportioned double bedroom enjoying views towards the rear elevation through a UPVC double-glazed window. A charming feature cast iron fireplace provides an attractive focal point, whilst a central heating radiator completes the accommodation.

Bedroom Three

A versatile third bedroom benefiting from a UPVC double-glazed window to the side elevation and central heating radiator. The room provides flexible accommodation suitable for use as a bedroom, nursery or home office, depending upon individual requirements.

Outside

The property is approached via an extensive block-paved driveway, providing generous off-road parking facilities. The frontage also incorporates a lawned garden with established hedgerows and planted borders, together with timber fencing and gated access.

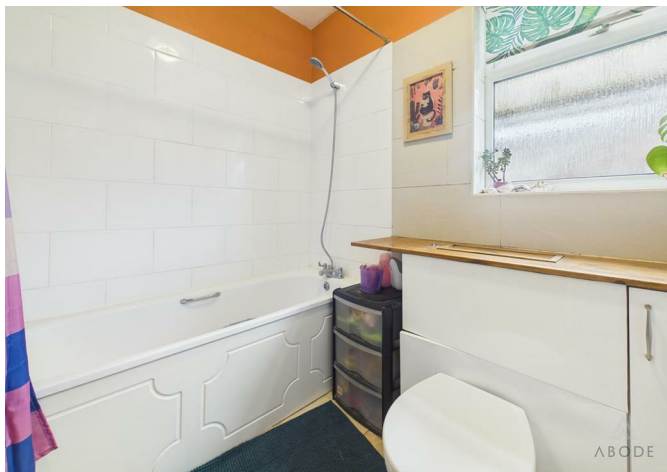
The attractive external elevations combine traditional red brickwork with textured render to the upper floor, complemented by decorative black-and-white timber detailing to the front gable, creating a distinctive and characterful appearance.

The property enjoys the benefit of particularly generous and well-established rear gardens, providing an excellent outdoor environment for family living, recreation and entertaining. Predominantly laid to lawn, the gardens extend across a substantial area and are complemented by mature trees, established hedgerows, ornamental shrubs and planted borders, creating an attractive and private setting.

Immediately adjoining the property is a lawned garden with a paved seating area and access to the extended kitchen accommodation. The rear elevation features traditional red brickwork, decorative climbing plants and a covered entrance area, whilst rooflights within the extension provide additional natural light to the accommodation.

Timber fencing encloses the garden, with gated access leading through to a further extensive lawned area, offering considerable space for children's outdoor activities, gardening and relaxation. The grounds also accommodate two useful timber garden sheds, both included in the sale, with power and lighting available to the rear shed.

The combination of generous lawns, established planting and versatile outdoor space makes the gardens a particularly appealing feature of this family home, offering excellent opportunities for purchasers wishing to enjoy a substantial and adaptable garden setting.

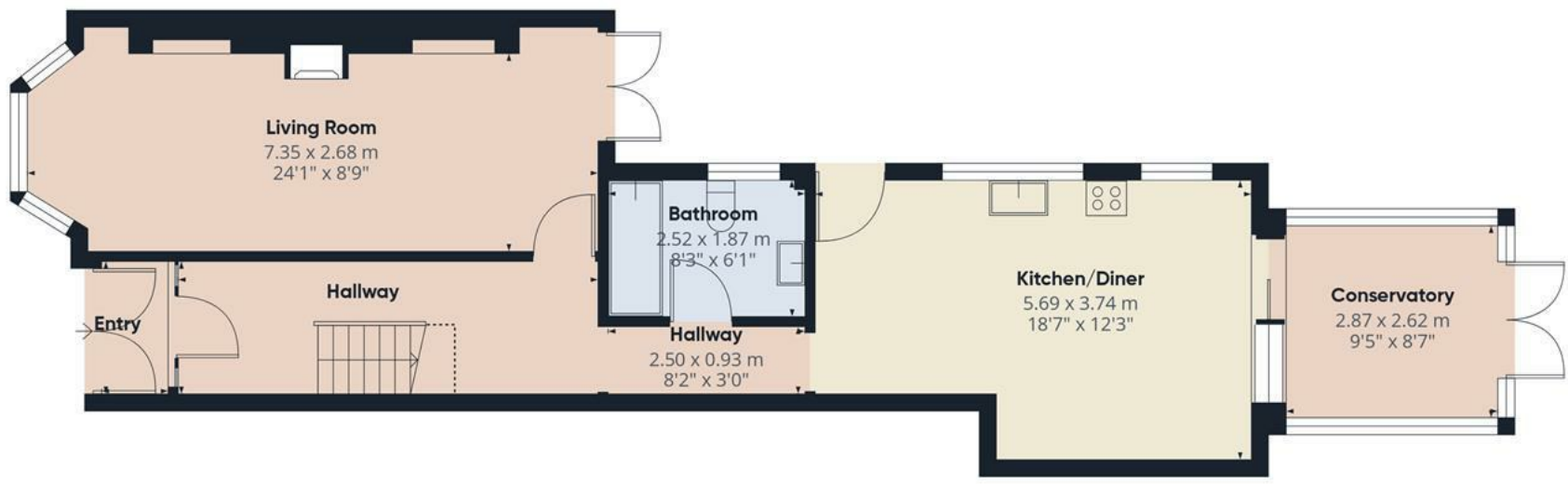












Approximate total area^m
67.8 m²
731 ft²

Reduced headroom
1.4 m²
15 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.

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Floor 0



Approximate total area⁽¹⁾

36.3 m²
391 ft²

(1) Excluding balconies and terraces

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

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Floor 1



Approximate total area⁽¹⁾

15.2 m²

163 ft²

Reduced headroom

8.8 m²

95 ft²

(1) Excluding balconies and terraces

Reduced headroom

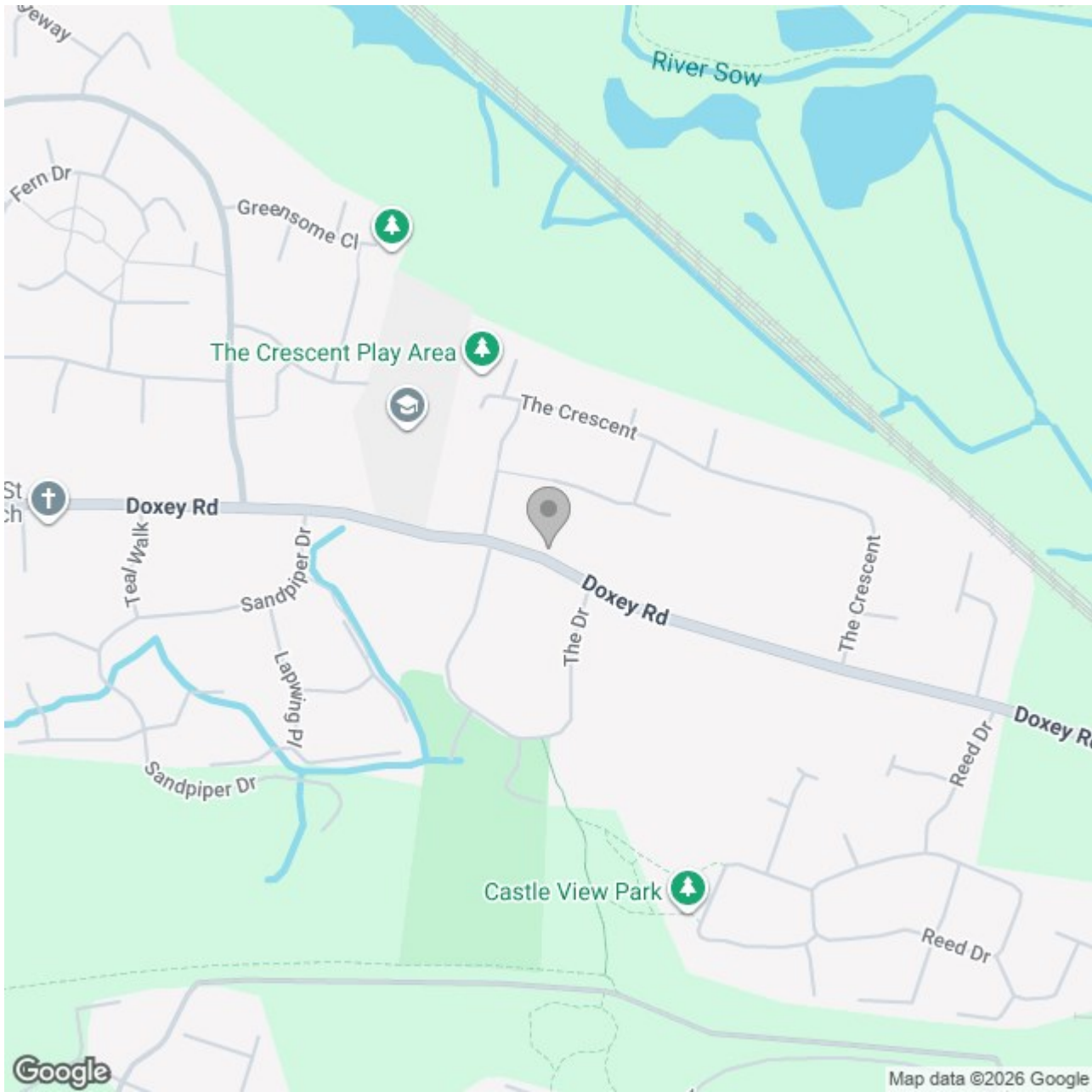
Below 1.5 m/5 ft

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Attic Room
4.93 x 3.31 m
16'1" x 10'10"





Energy Efficiency Rating

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

England & Wales

EU Directive 2002/91/EC