





Abode are delighted to present this spacious and well presented family home, offering three generous bedrooms, ample off road parking, and a detached garage. Occupying a desirable corner plot, the property enjoys a high degree of privacy, with walled boundaries enhancing the sense of seclusion.

The home is presented in excellent condition throughout and is truly move in ready, allowing buyers the opportunity to settle in immediately with minimal effort required. Ideally situated within the ST16 IWH postcode, the property benefits from a convenient location close to Stafford Town Centre, offering a wide range of shops, restaurants, and leisure facilities. Well regarded local schools, green open spaces, and strong transport links- including easy access to the M6, A34, and Stafford mainline railway station- make this an excellent choice for commuters and families alike.

In brief, the accommodation comprises an impressive entrance hallway, ground floor WC, lounge, and a modern kitchen diner to the ground floor. To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, alongside a contemporary family bathroom.

Early viewing is highly recommended to fully appreciate the space, presentation, and desirable location this lovely home has to offer.



### Entrance Hallway

Door leading in from the front, central heating radiator, stairs leading to the first floor.

### WC

WC, wash hand basin with tiled splashback and central heating radiator.

### Lounge

UPVC double glazed window to the front elevation, two central heating radiators, French doors leading out into the garden.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl sink with draining board and tiled backsplash surround. Integrated cooker and hob with extractor hood above, space and plumbing for a washing machine and fridge freezer. Tiled flooring, spot lighting, UPVC double glazed windows to the front and rear elevations, ample space for a dining table and chairs, two central heating radiators.

### Landing

Loft access.

### Master Bedroom

UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes.

### Ensuite

Modern fitted suite comprising;- WC and wash hand basin with double shower cubicle. Partially tiled walls, towel radiator and UPVC double glazed window to the rear elevation.



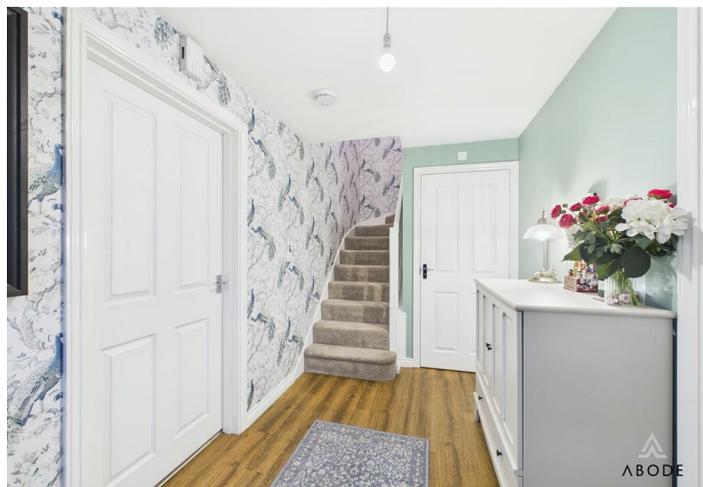
### Bedroom

UPVC double glazed window to the front elevation and central heating radiator.

### Bedroom

UPVC double glazed window to the rear elevation and central heating radiator.







### Bathroom

Modern suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, UPVC double glazed window to the front elevation, central heating radiator.

### Garage

Up and over door, power and lighting.

### Outside

Off road parking for 3- 4 vehicles with access to the garage, front lawned area with patio leading to the front door.



The rear garden is enclosed and mainly laid to lawn, with patio area ideal for entertaining.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

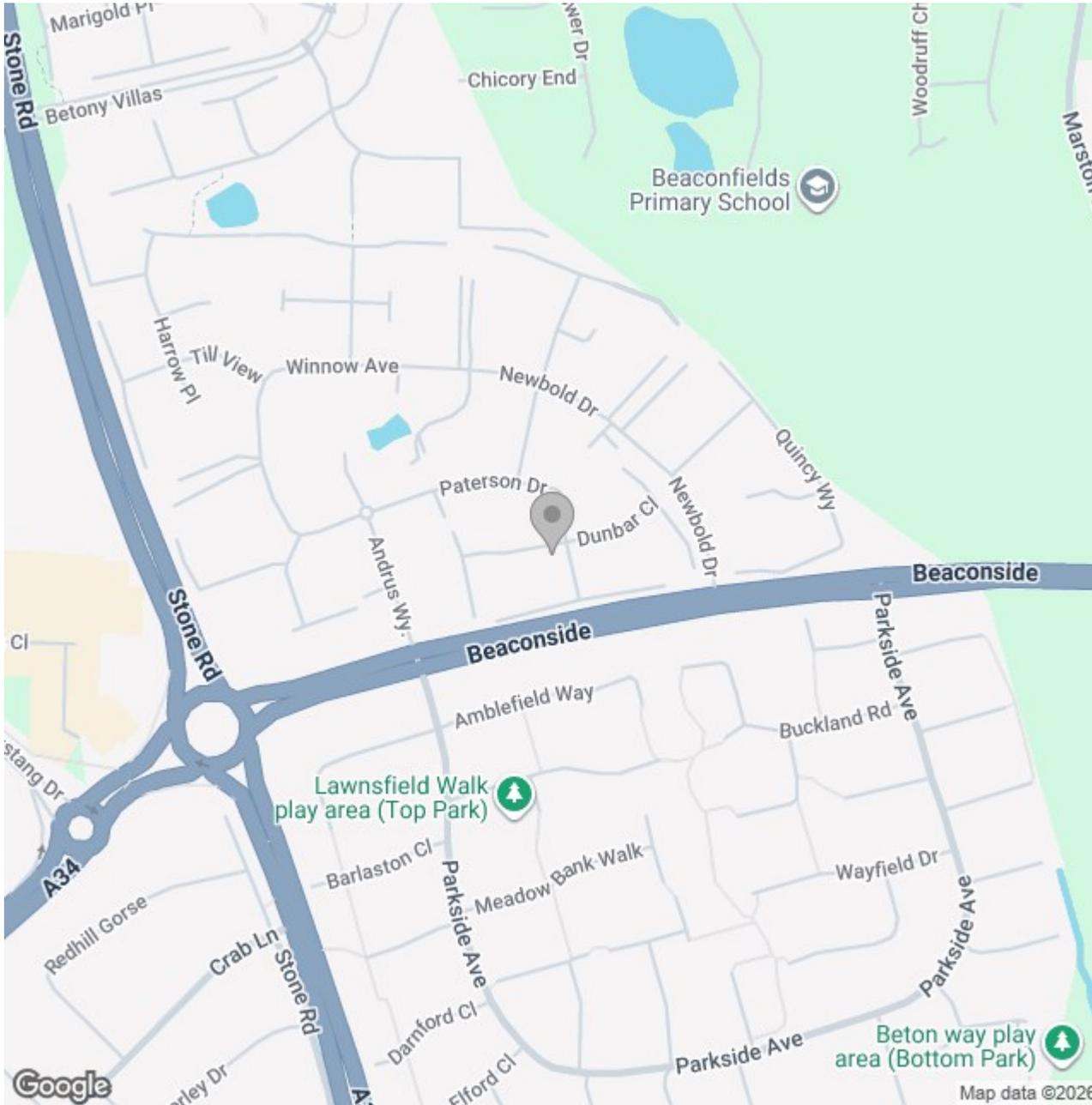
93.5 m<sup>2</sup>

1007 ft<sup>2</sup>

(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.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	