



£262,500

 **TENURE: Freehold**

 **EPC RATING: E**

 **COUNCIL TAX BAND: D**

Great Bridgeford Stafford

Jasmine Road Great Bridgeford
Stafford Staffordshire



Cross the Great bridge and follow your nose to the sweet smell of Jasmine, there you will find a home ready and waiting to bloom! Situated in the highly desirable and convenient Village of Great Bridgeford, enjoying excellent nearby commuter links and only a short drive away from the stunning Village of Eccleshall, and Stafford Town Centre which offer a comprehensive range of shops and amenities.

Internally, to the ground floor the property comprises of an entrance hallway, guest WC, living/dining room, conservatory, and a contemporary fitted kitchen. Meanwhile, to the first floor there are three bedrooms and a family bathroom. Externally, the property has a driveway, single garage and a private rear garden.

- Spacious Three Bedroom Detached House
- Living/Dining Room & Conservatory
- Contemporary Fitted Kitchen
- Family Bathroom & Guest WC
- Driveway, Garage & Rear Garden
- Highly Desirable Village Location

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed entrance door, and having wood effect flooring, and radiator.

Guest WC 2' 9" x 3' 10" (0.84m x 1.16m)

Fitted with a contemporary style white suite, comprising of a low-level WC, and a wash hand basin with mixer tap & useful cupboard beneath. There is also wood effect flooring, a heated chrome towel radiator, and double glazed window to the front elevation.

Kitchen 12' 0" x 7' 8" (3.65m x 2.34m)

Fitted with a modern contemporary styled range of matching wall, base & drawer units with fitted work surfaces over, incorporating an inset ceramic sink with drainer & mixer tap over, and a range of integrated/fitted appliances including; oven, hob with hood above, a fridge freezer, and offering space(s) for further appliance(s). There is also a vertical wall mounted radiator, wood effect flooring, and a double glazed window to the front elevation.



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Living/Dining Room 14' 0" x 19' 2" (4.26m x 5.85m) maximum length measurement

A bright & spacious reception room that features a cast-iron log stove set onto a tiled hearth, and having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, two radiators, a double glazed window to the rear elevation, and double glazed double doors leading into the Conservatory.

Conservatory 7' 0" x 10' 3" (2.13m x 3.13m)

A brick based double glazed conservatory, having tiled flooring, and double doors leading out to the rear garden.

First Floor Landing

Having an access point to the loft space with useful drop-down ladders, and a built-in storage cupboard.

Bedroom One 10' 10" x 10' 10" (3.31m x 3.29m)

A double bedroom, having a double glazed window to the rear elevation, and radiator.

Bedroom Two 14' 4" x 8' 0" (4.36m x 2.45m)

A second double bedroom, having a double glazed window to the rear elevation, and radiator.

Bedroom Three 8' 7" x 7' 5" (2.61m x 2.27m)

Having a double glazed window to the front elevation, and radiator.

Bathroom 5' 5" x 11' 3" (1.66m x 3.42m) maximum width measurement

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a corner panelled bath with mixer tap, as well as a tiled shower cubicle housing an electric shower. There is wood effect flooring, recessed ceiling downlighting, a heated chrome towel radiator, electric shaver point, and two double glazed windows to the front elevation.

Outside Front

The property is approached over a tarmacadam driveway providing off-road parking and access to the Garage, as well as having a lawned garden area and gravelled pedestrian pathway.

Garage 16' 0" x 8' 7" (4.87m x 2.61m)

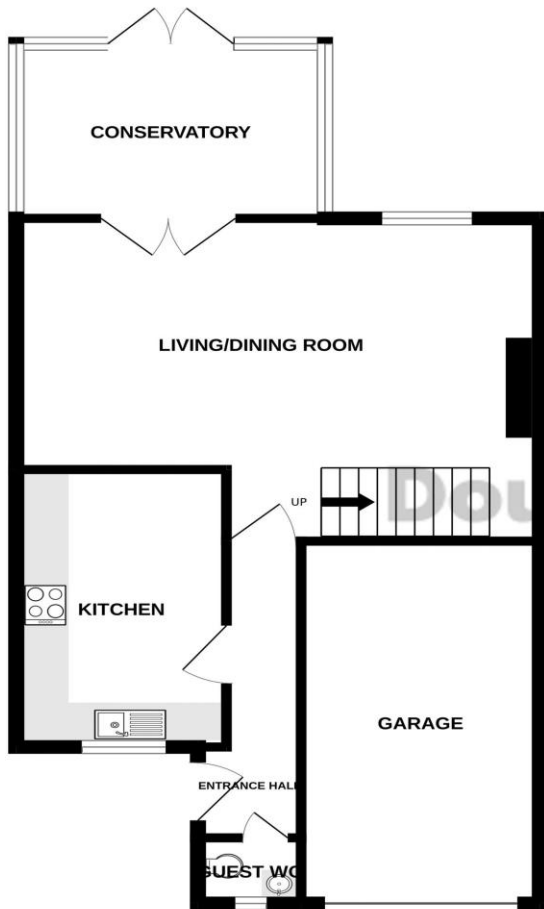
A single garage accessed via an up and over garage door to the front elevation.

Outside Rear

An enclosed rear garden featuring a paved seating area, which leads on to a lawned garden with a variety of planting beds.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(85+)	A		
(81-84)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epcrea.com			



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