



£435,000

KEY TENURE: **Freehold** EPC RATING: **D** COUNCIL TAX BAND: **E**

## Rowley Park Stafford

Crescent Road Rowley Park  
Stafford Staffordshire



***If you're looking for a stunning and substantial, bay fronted, late Victorian semi-detached property, within walking distance to Stafford Town Centre's amenities and mainline railway station for the daily commuter, then look no further!***

This beautiful home is situated with the highly desirable Rowley Park, a private road of beautiful Victorian home with a private, gated, Victorian park, reminiscent of London suburb. Internally the property is bursting with original features and comprises of an entrance porch, entrance hallway, living room, spacious sitting room, large dining room, contemporary breakfast kitchen with breakfast island and bi-folding doors and a utility/guest WC. To the first and second floors there are three double bedrooms, loft room, Jack & Jill En-suite bathroom to bedroom one and a further substantial family bath/shower room. Externally there is a double garage to the rear, driveway and a superb, private, well stocked rear garden.

- Substantial, Victorian Home In Rowley Park
- Walking Distance To Mainline Railway Station
- Highly Desirable Location With Gated Park
- Three Spacious Bedrooms & Loft Room
- Three Spacious Reception Rooms
- Private Garden, Driveway & Double Garage

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**01785 223344**

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## Entrance Lobby

Accessed through a modern double glazed composite entrance door, having ceramic tiled flooring, glazed door to Entrance Hallway.

## Entrance Hallway

A spacious entrance hallway with stairs off, rising to the First Floor Landing & accommodation, feature stained glass windows with lead detail, ceiling coving, door to Living Room.

## Living Room 15' 2" x 12' 6" (4.62m x 3.81m) measured into bay window

A spacious & bright reception room, having the original plaster ceiling coving, original slate decorative fire surround with original cast-iron inset & Minton tiles. The room also benefits from having a double glazed bay window with fitted Plantation style shutter blinds to the front elevation & radiator.



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## **Sitting Room** 12' 6" x 18' 11" (3.80m x 5.76m) maximum width measurement

A further spacious reception room featuring a slate fire surround with original cast-iron inset with Minton tiles & quarry tiled hearth housing an open fire grate. The room also benefits from having ceiling coving, a useful understairs storage cupboard, a double glazed bay window to the side elevation & contemporary internal glazed double doors leading through into the Dining Room.

## **Dining Room** 12' 0" x 18' 10" (3.66m x 5.75m)

A substantial formal dining room with a built-in cupboard into chimney recess, decorative slate fire surround with cast-iron inset, Minton style tiled hearth housing an open fire grate, radiator, a double glazed window to the side elevation, and further internal door leading through into the Breakfast Kitchen.

## **Kitchen** 12' 1" x 17' 11" (3.68m x 5.46m)

A spacious & light breakfast kitchen featuring a matching range of contemporary styled wall, base & drawer units with fitted granite work surfaces over, incorporating an inset ceramic Belfast style sink with chrome mixer tap over, extending to form a breakfast bar area, and comes with a range of integrated/fitted appliances which include; dishwasher, eye-level electric double oven/grill, 4-ring gas hob with glass splashback rising to a floating extractor canopy over & integrated fridge/freezer. The kitchen also features part-vaulted sloping ceilings with two skylight windows, internal door to Utility Room, tiled flooring, a double glazed window to the side elevation, and double glazed bi-folding doors providing views and access to the private mature rear garden, and onto a cut stone patio seating area.

## **Utility Room & WC** 6' 5" x 5' 6" (1.95m x 1.67m)

The utility area is fitted with a work surface incorporating an inset stainless steel sink/drainage with mixer tap over & base unit beneath with space & plumbing for a washing machine. The room also benefits from slate tiled flooring, and has double glazed doors to the rear & side elevations.

## **First Floor Landing**

Having two radiators, stairs off, rising to a loft room, and internal doors off, providing access to;

## **Bedroom One** 15' 0" x 12' 7" (4.58m x 3.84m) measured into bay window recess.

A spacious & bright double bedroom, featuring a cast-iron fire surround with original Minton tiled hearth. There is also a radiator and a double glazed bay window with fitted Plantation style shutters to the front elevation. There is a further internal door leading into a shared "Jack & Jill" En-suite.





### **En-suite (Bedroom One)** 12' 7" x 5' 9" (3.83m x 1.76m)

Having a panelled corner bath with chrome mixer till tap with hand-held shower attachment, a low-level WC, and a pedestal wash hand basin with splashback tiling. There is a feature arched window fitted with Plantation style shutter blinds, and a towel radiator.

### **Bedroom Two** 12' 1" x 9' 0" (3.69m x 2.74m)

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

### **Bedroom Three** 12' 6" x 9' 1" (3.82m x 2.77m)

A third double bedroom, having a double glazed window to the side elevation, radiator, and useful built-in storage.



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## **Bathroom** 12' 1" x 9' 4" (3.69m x 2.84m)

A substantial bathroom fitted with a corner ceramic tiled shower cubicle housing a mains-fed shower, a freestanding contemporary styled oval bath tub with a contemporary styled chrome mixer-fill tap, a low-level WC, and a contemporary styled glass wash hand basin set into a mosaic glass top with glass shelf beneath, radiator, wood effect laminate flooring, and a double glazed window to the rear elevation.

## **Loft Room** 10' 11" x 8' 11" (3.33m x 2.72m)

Accessed via stairs from the First Floor Landing, having useful eaves space storage, radiator, and a skylight window to the side elevation.

## **Externally**

The property is approached over a gravelled driveway, having a lawned front garden area which is bordered by mature plants, shrubs & trees. To the side of the property is gated access to the private & beautifully presented enclosed rear garden, which features both slate & paved patio seating areas, a lawned garden area, and a rear access to the Garage & additional parking.

## **Double Garage**

A double garage having a folding door to the front elevation. The garage also benefits from having both power & lighting installed. Measurements: TBC.



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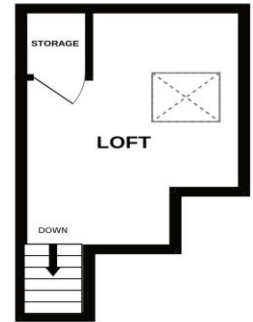
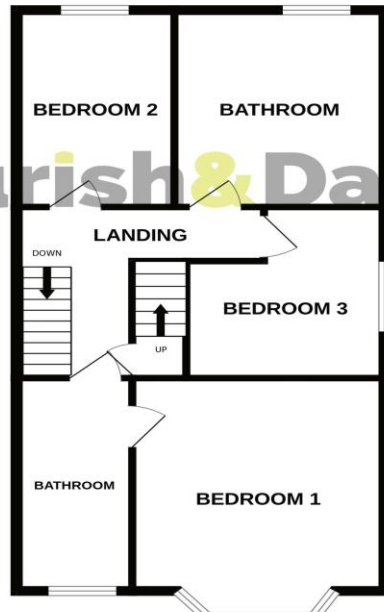
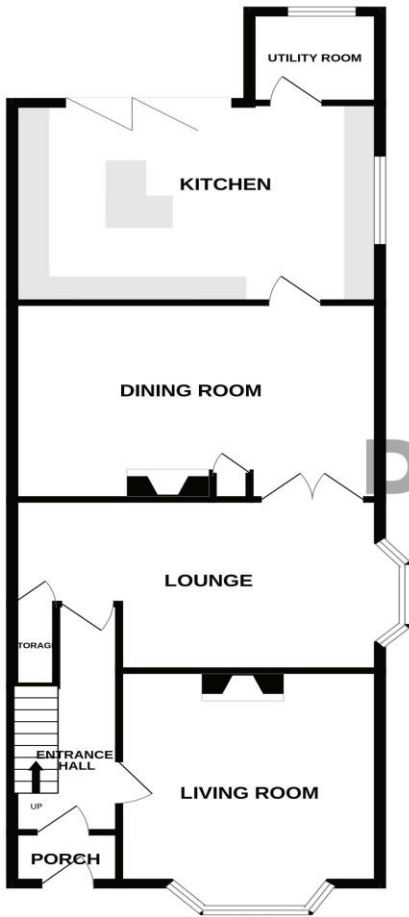
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-101                   | A |         |           |
| 81-91                    | B |         |           |
| 69-80                    | C |         |           |
| 55-68                    | D |         | 76        |
| 39-54                    | E | 55      |           |
| 21-38                    | F |         |           |
| 1-20                     | G |         |           |

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