



£390,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Stafford

Newport Road
Stafford Staffordshire



If your **WISH LIST** has the following; spacious, four bedrooms, original features throughout, private rear garden, walking distance to Stafford's mainline railway station and nearby Town Centre, then we think we may have found the property for you. This beautiful well maintained semi-detached property on the Newport Road certainly offers new and old features combined to create the perfect family home.

Internally, the accommodation comprises; an entrance hallway, lounge, dining room, sitting room, refitted contemporary breakfast kitchen, utility room and guest WC. Upstairs offers four bedrooms with the master benefiting from a contemporary style en suite and further refitted family bathroom. Externally there is a gravel driveway to the front of the property with gated side access to the private well maintained rear garden laid mainly to lawn and patio. With easy access to the Town Centre, motorway and Stafford train station, this super family sized home will certainly be one to view.

- Stunning Four Bedroom Semi-Detached Home
- Three Good Sized Reception Rooms
- Breakfast Kitchen & Guest WC
- En-Suite & Family Bathroom
- Driveway & Private Rear Garden
- Walking Distance To Station & Stafford Town Centre

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

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Entrance Porch

being accessed through a composite double glazed entrance door and having an original entrance door leading to:

Entrance Hallway

With original Minton tiled floor, dado rail, plaster coving and feature decorative archway. Two radiators, stairs to first floor with useful understairs storage cupboard.

Lounge 14' 1" x 12' 6" (4.30m x 3.80m)

A spacious and light lounge having the original plaster coving, picture rail, feature wood burning fire, radiator, and sash windows to the front elevation.

Sitting Room 12' 1" x 10' 10" (3.68m x 3.31m)

Having an art nouveau cast iron surround and original art nouveau tiled inserts and hearth and housing an open fire grate. Radiator, picture rail and sash windows to the side and rear elevations.

Dining Room 10' 3" x 9' 11" (3.12m x 3.03m)

Being open plan and having Karndean flooring and fitted quartz worksurfaces and a range of base and eye level units. Radiator and sash windows to the side elevation.



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Refitted Contemporary Kitchen 14' 10" x 9' 10" (4.52m x 2.99m)

A stunning kitchen having a range of matching units extending to base and eye level and fitted worksurfaces with inset one and a half bowl sink unit and drainer. Built in cooking appliances including an oven, induction hob and cooker hood over. Range of integrated appliances including dishwasher, refrigerator, and freezer. Upstand splashback, built-in shelving, radiator, door and sash window to the side elevation and further sash window to the rear elevation. A door leads to:



Utility Room

Having fitted work surfaces with space for washing machine and tumble dryer, Karndean floor, double glazed window, and door to the side elevation.

Guest WC

Having a pedestal wash hand basin and low level WC. Karndean flooring and radiator.

First Floor Landing

Having recessed downlights, access to loft space. there is an original built-in storage cupboard and radiator.

Bedroom One 12' 10" x 11' 6" (3.92m x 3.51m)

A spacious main bedroom having fitted wardrobes with matching overhead storage, original art nouveau cast iron fire surround with tiled insert and hearth, radiator, and sash windows to the front elevation.



En-suite Shower Room (Bedroom One) 8' 11" x 5' 1" (2.73m x 1.56m)

Being fitted with a modern, contemporary style suite including a tiled shower cubicle with fitted shower, wash hand basin set within a granite effect top having vanity unit beneath and dual flush low level WC. Tiled walls and heated chrome towel radiator.

Bedroom Two 12' 2" x 10' 11" (3.71m x 3.34m)

A spacious double bedroom having an art nouveau fire surround, radiator and window to the rear elevation.



Bedroom Three 11' 5" x 7' 2" (3.49m x 2.18m)

Having an art nouveau fire surround with tiled hearth, radiator and sash window to the side elevation.

Bedroom Four 10' 2" x 8' 1" (3.09m x 2.47m)

Having a radiator and sash window to the rear elevation.

Bathroom 7' 3" x 6' 4" (2.21m x 1.94m)

Being refitted in a contemporary style including a roll top bath with side Victorian style telephone mixer taps with chrome shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC. Tiled floor, radiator, and sash window to the side elevation.



Externally

The front garden is mainly gravelled which provides parking for two vehicles. Gated side access leads to a good-sized private and mature rear garden includes a large, paved patio and is mainly laid to lawn with a variety of beds containing plants, shrubs, and trees. There is space for a summerhouse and garden shed.

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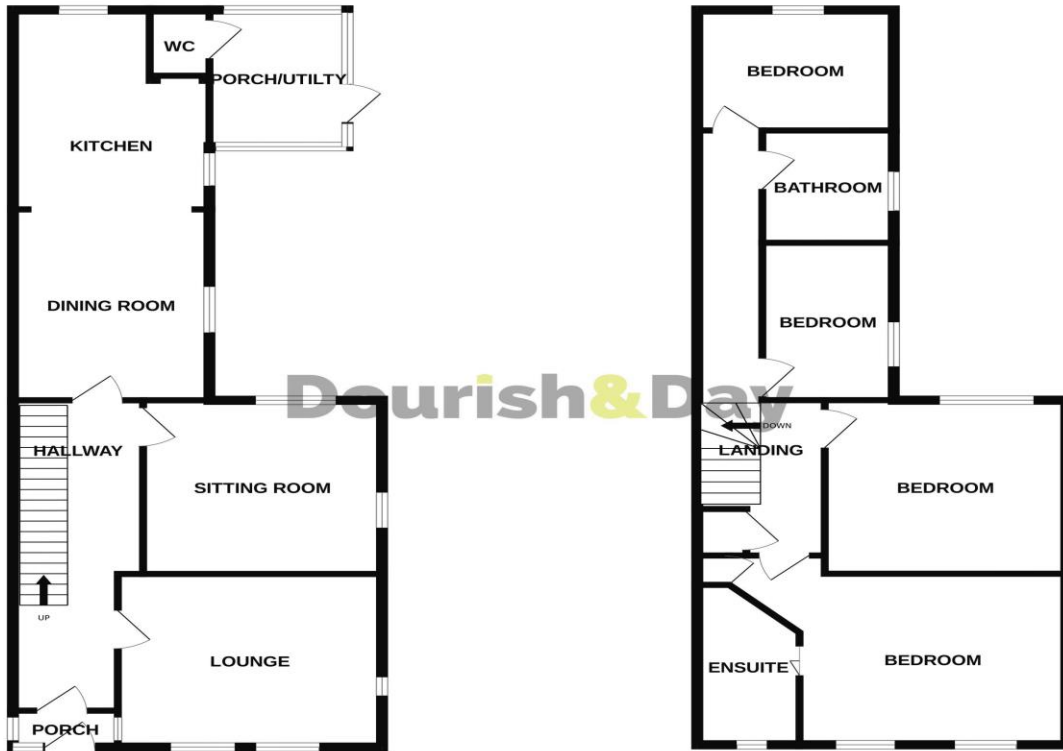
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)			
B			
(81-91)			
C			
(69-80)			
D			
(55-68)			
E			
(39-54)			
F			
(21-38)			
G			
(1-20)			
Not energy efficient - higher running costs			

England, Scotland & Wales



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