



Castlefields Stafford

Barbican Grove Castlefields
Stafford Staffordshire

£340,000

If you're after a modern double fronted, detached home on a good sized end plot within a small and desirable cul-de-sac, then we have the perfect house for you! This beautifully presented three double bedroom home is situated close to Stafford Town Centre and only a 10 minute walk to Stafford's Mainline Railway Station for the daily commuter. Internally comprising of an entrance hallway, guest W.C, good sized lounge, spacious contemporary style dining kitchen with built in appliances and double doors leading to the walled rear garden. To the first floor there are three double bedrooms, family bathroom and En-suite shower room to bedroom one. Externally The property has a good sized walled garden, driveway and detached brick built single garage.

- Modern 3 Double Bedroom Detached Home
- Good Sized Lounge & Dining Kitchen
- Guest W.C, En-Suite & Family Bathroom
- Part Walled Rear Garden With Patio Area
- Driveway & Detached Garage
- Close To Town Centre & Mainline Railway Station

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Entrance Hall

Being accessed through a modern composite entrance door and having a radiator, wood effect flooring and turned staircase off to the first floor landing.

Guest WC

Having a contemporary style suite including a rectangular wash hand basin with chrome mixer tap and splashback tiling and enclosed dual flush low level WC. Radiator and wood effect flooring.

Lounge 17' 10" x 10' 6" (5.43m x 3.20m)

A spacious and light lounge having dual aspect double glazed windows to the front and side elevations and two radiators.

Dining Kitchen 17' 9" x 9' 11" (5.42m x 3.03m)

A modern contemporary style fitted kitchen having a range of matching units extending to base and eye level and fitted work surfaces with inset one and half bowl sink unit with mixer tap. Built-in eye level double oven/grill four ring gas hob with glass splash backs and stainless steel cooker hood over. Integrated washer/dryer, dishwasher and fridge freezer. Downlights, radiator,



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wall mounted gas central heating boiler, bevelled edge splashback tiling, double glazed window to the front elevation, double glazed window and French doors which leads to the walled rear garden and paved seating area.

First Floor Landing

Having built-in cupboard with shelving and radiator.

Bedroom One 10' 0" x 9' 10" (3.05m x 3.00m)

A double main bedroom having walk-in wardrobe, radiator and double glazed window to the front elevation.

Ensuite Shower Room

Having a suite comprising of a double tiled shower cubicle with fitted shower, pedestal wash basin and enclosed dual flush low level WC, radiator, splash back tiling and double glazed window to the side elevation.

Bedroom Two 9' 6" x 10' 7" (2.90m x 3.23m)

A second double bedroom with a radiator and double glazed window to the front elevation.

Bedroom Three 8' 1" x 10' 6" (2.46m x 3.20m)

A third double bedroom having a radiator and double glazed window to the side elevation.

Family Bathroom

Being fitted with a contemporary style suite comprising of a panelled bath with glazed shower screen and chrome mixer tap with shower attachment plus further electric shower over, half pedestal wash hand basin with chrome mixer tap and enclosed dual flush low level WC. Chrome towel radiator, splashback tiling and double glazed window to the front elevation.

Outside - Front

The property sits on a good sized end plot with lawned gardens extending to the front and side elevation. Secure gated side access leads to:

Outside - Rear

The deceptive, good sized part walled rear garden having a large paved seating area and a further paved seating area. The remainder of the garden is mainly laid to lawn.

Garage

A detached, brick built pitched roof garage with power, lighting, an electrically operated up and over door to the front and double glazed personal door to the rear garden.



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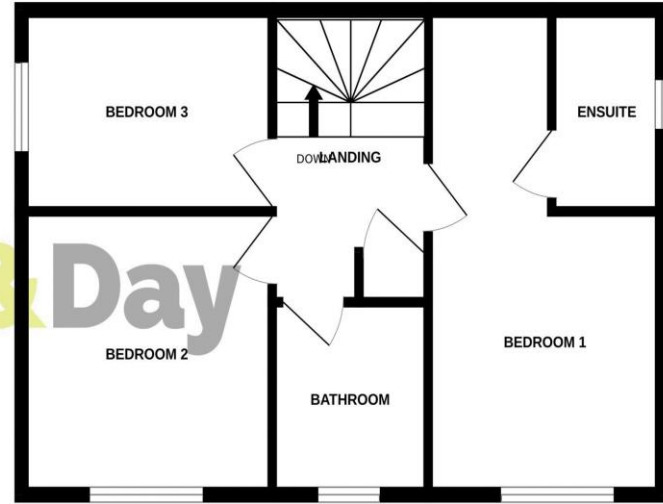
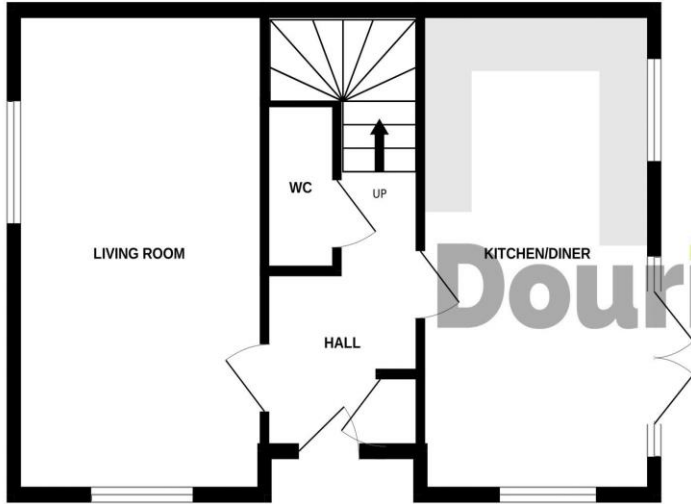
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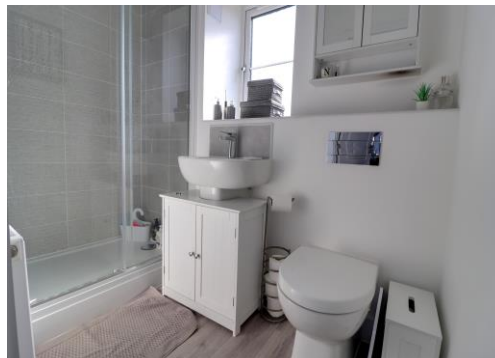
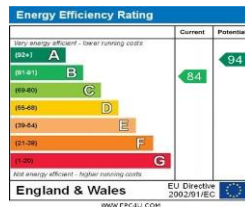
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GROUND FLOOR

1ST FLOOR



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