



£625,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **F**

Coppenhall Stafford

Oak Tree Gardens Coppenhall
Stafford Staffordshire



This impeccably presented four-bedroom detached family residence is nestled within a charming position in Coppenhall village, renowned for its semi-rural allure and convenience in Stafford. Boasting a contemporary aesthetic, the property features off-road parking and a double garage.

Inside, the meticulously maintained interiors include a welcoming foyer, guest WC, versatile study/music room, utility space, spacious living area, and a stunning kitchen/dining room with oak finishes. Upstairs, the principal suite impresses with an En-suite and walk-in wardrobe, joined by three additional sizable double bedrooms, one with an En-suite, and a main family bathroom. Positioned at the end of a private driveway, the property offers parking with an EV charging point in the garage. The well-kept rear garden features a patio and lawn area, while underfloor heating throughout the home adds comfort and efficiency.

- Stunning Modern Detached Family Home
- Large Living Room & Versatile Study/Music Room
- Spacious Kitchen/Dining Room with Oak Finishes & Utility
- Four Exceptional Double Bedrooms
- Two En-Suites, Family Bathroom & Guest WC
- Driveway, Double Garage & Rear Garden

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Entrance Hallway

Accessed through a double glazed composite entrance door with two double glazed windows to either side, and having stairs off, rising to the First Floor Landing & accommodation with a door to a useful understairs storage cupboard, coving to the ceiling, tiled flooring with underfloor heating, and internal doors off, providing access to;

Guest WC 6' 2" x 3' 4" (1.88m x 1.02m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, and a vanity style wash hand basin with chrome mixer tap over & cupboard beneath, and having ceramic tiled flooring with underfloor heating.

Utility 12' 10" x 8' 5" (3.92m x 2.56m) maximum measurements

Fitted with a base unit with a work surface above, which incorporates a stainless steel sink unit with mixer tap, and having space(s) for appliance(s). There is tiled flooring with underfloor heating, and a double glazed window & double glazed door to the rear elevation. The room also houses a wall mounted Worcester Bosch gas central heating boiler.



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Study/Music Room 12' 10" x 11' 0" (3.92m x 3.35m) maximum measurements

A versatile room, having underfloor heating, inset ceiling downlighting, and a double glazed window.

Living Room 18' 3" x 19' 9" (5.56m x 6.01m) maximum length measurement

A truly special & spacious family living room which again features underfloor heating, and a focal living flame gas fire set within a decorative surround with hearth. The room also has a central feature ceiling rose, coving to the ceiling, two recessed ceiling downlights, a double glazed window to the rear elevation, providing views of the rear garden, and double glazed double door, again providing views and opening out to the rear garden.

Kitchen & Dining Room 11' 2" x 25' 11" (3.41m x 7.90m)

A stunning & spacious open-plan Kitchen & Dining Room which in the kitchen area features an oak fitted kitchen with a range of matching wall, base & drawer units with fitted granite work surfaces & matching splashback upstands above, incorporating an inset ceramic Belfast style sink with an etched work surface drainer & mixer tap above. Integrated/fitted appliances include; integrated dishwasher & microwave, and spaces for an American style refrigerator & freezer, and a range style freestanding cooker. There is inset ceiling downlighting, tiled flooring with underfloor heating, a double glazed window & double glazed double doors to the garden.

First Floor Landing

Having an access hatch to the loft space, an airing cupboard, underfloor heating, and internal doors off, providing access to;

Bedroom One (Master Bedroom Suite) 29' 4" x 15' 7" (8.94m x 4.74m)

A large master bedroom suite that features underfloor heating two double glazed dormer style windows, and an additional skylight window.

Walk-in Wardrobe (Bedroom One - Master) 7' 7" x 6' 4" (2.31m x 1.94m)

A wonderful addition to the master bedroom having a number of hanging rails & shelving units.

En-suite (Bedroom One - Master) 5' 5" x 9' 0" (1.65m x 2.74m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap above, and a tiled shower cubicle housing a mains-fed mixer shower. There is inset ceiling downlighting, a heated chrome towel radiator, a skylight window and tiled effect flooring.



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Bedroom Two 16' 10" x 15' 6" (5.12m x 4.73m)

A second large double bedroom featuring underfloor heating, and having a double glazed window.

En-suite (Bedroom Two) 10' 4" x 3' 11" (3.16m x 1.19m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a tiled double shower cubicle housing a mains-fed shower. There is a heated towel radiator, and inset ceiling downlighting.

Bedroom Three 12' 10" x 13' 9" (3.92m x 4.20m)

A third large double bedroom, again featuring underfloor heating, and having inset ceiling downlighting, and a double glazed window.

Bedroom Four 12' 10" x 11' 11" (3.92m x 3.62m)

A fourth double bedroom, having underfloor heating, and a double glazed window.



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Bathroom 8' 11" x 8' 10" (2.71m x 2.68m) maximum measurements

Fitted with a contemporary style white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with mixer taps and a handheld shower attachment. There is inset ceiling downlighting, a cupboard housing a hot water storage tank, tiled effect flooring, a heated towel radiator, and a double glazed window.

Outside Front

The property is approached over a shared gravelled private driveway which leads up to a block paved drive providing off-street parking and access to both the double garage and front entrance door.

Double Garage 20' 0" x 20' 1" (6.10m x 6.12m)

Having two individual electrically operated up and over garage doors. There is the benefit of having an EV charging point, and power & lighting installed. A further pedestrian internal door leads to/from the Entrance Hallway.

Outside Rear

A well kept & enclosed rear garden which features a paved stone patio seating area with steps rising up to a lawned garden area with a number of raised planting beds.



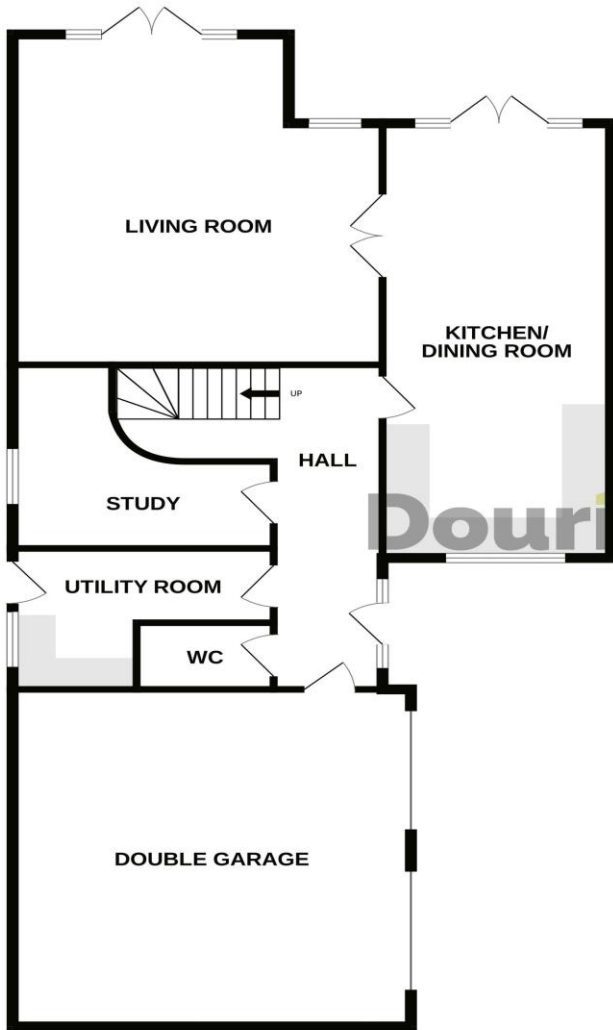
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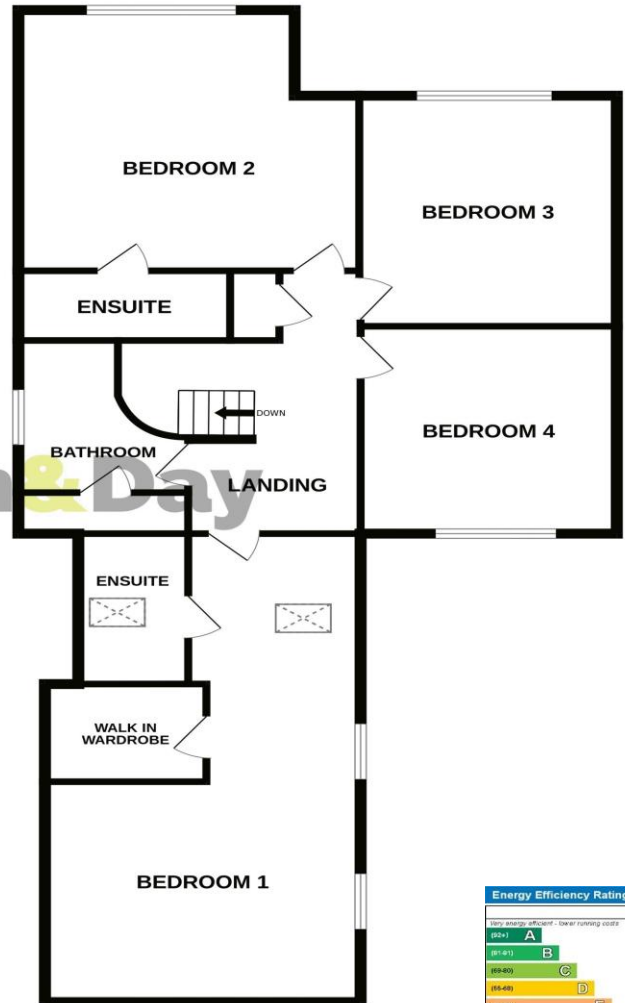
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
<small>Energy efficiency and potential - lower is better, costs</small>			
92-101	A	86	94
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc4u.com</small>			



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