



£380,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Marston Grange Stafford

Newbold Drive Marston Grange
Stafford Staffordshire



This property truly stands out in today's market, offering a rare opportunity to own a modern four-bedroom detached home. What sets it apart are the two generous reception rooms and an open plan kitchen/dining room, all situated on a beautiful, spacious corner plot. It's easy to see the potential for this to become the perfect family home.

The accommodation includes an entrance hall leading to a living room, a snug/office, and a contemporary kitchen/dining room. Additionally, there is a separate utility room and a guest WC. Upstairs, a spacious landing leads to four bedrooms: three generous doubles and a larger-than-average single. The main bedroom features a modern en-suite, complemented by a family bathroom. Externally, the property boasts a beautifully maintained enclosed rear garden, primarily laid to lawn with paved and decked seating areas. A gate provides access to the tarmac driveway, which is in front of the garage. This home's combination of modern features, ample space, and prime corner plot location makes it an ideal family residence. Don't miss out on this exceptional property. Schedule a closer inspection today to see its full potential.

- Modern Four Bedroom Detached House
- Living Room, Snug/Office & Kitchen/Dining Room
- Utility Room, Guest WC, Bathroom & En-Suite
- Generous Corner Plot With Garage & Driveway
- Popular Estate With Superb Access To M6

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Entrance Hall

Being accessed through a double glazed entrance door and having a radiator, tiled floor, useful storage cupboard and stairs leading to the first floor accommodation.

Guest WC 3' 5" x 6' 0" (1.05m x 1.84m)

Having a contemporary white suite including a wash hand basin and low level WC. Tiled floor, radiator and double glazed window to the front elevation.

Office / Snug 10' 0" x 8' 11" (3.04m x 2.73m)

A versatile room having a radiator and double glazed window to the side elevation.

Living Room 18' 10" x 11' 9" (5.74m x 3.59m)

A large, bright reception room having a flame effect electric fire set onto a marble effect hearth with timber surround. Two radiators and double glazed bay window to the front elevation.

Kitchen / Dining Room 9' 5" x 19' 3" (2.86m x 5.88m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel one and a half bowl sink unit with mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over and stainless steel splash back, dishwasher,



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fridge/freezer. Recessed downlights, tiled floor, two radiators, double glazed window to the side elevation and double glazed double doors giving views and access to the rear garden.

Utility Room 9' 5" x 5' 5" (2.86m x 1.64m)

Having a range of matching units extending to base and eye level units with fitted work surfaces having an inset stainless steel sink drainer unit and appliance space. Recessed downlights, tiled floor, radiator and double glazed door leading to the rear garden.

First Floor Landing

Having access to loft space, airing cupboard, radiator and double glazed window to the front elevation.

Bedroom One 11' 9" x 12' 0" (3.57m x 3.66m)

A good-sized main bedroom having a built-in wardrobe, radiator and double glazed window to the front elevation.

Ensuite Shower Room 4' 7" x 7' 2" (1.40m x 2.18m)

Having a contemporary white suite which includes a tiled double shower cubicle with fitted mains shower, pedestal wash basin and low level W.C. Recessed downlights, tiled floor, radiator and double glazed window to the side elevation.

Bedroom Two 9' 8" x 8' 11" (2.94m x 2.73m)

A second double bedroom having a built-in double wardrobe with sliding mirror fronted doors, radiator and double glazed window to the rear elevation.

Bedroom Three 11' 9" x 8' 11" (3.59m x 2.73m)

A third double bedroom having a built-in double wardrobe with sliding mirror fronted doors, radiator and double glazed window to the side elevation.

Bedroom Four 9' 8" max inc recess x 8' 9" (2.95m max inc recess x 2.67m)

A fourth generous sized bedroom having a radiator and double glazed window to the side elevation.

Family Bathroom 6' 2" x 6' 8" (1.88m x 2.04m)

Having a contemporary white suite which includes a panelled bath with mains shower over, pedestal wash basin and low level W.C. Recessed downlights, tiled floor, radiator and double glazed window to the rear elevation.

Outside - Front

The property occupied a beautiful corner position having a well-kept lawned front garden and a paved pathway leading to the entrance door. A tarmac drive is located at the side and provides off-road parking and leads to:

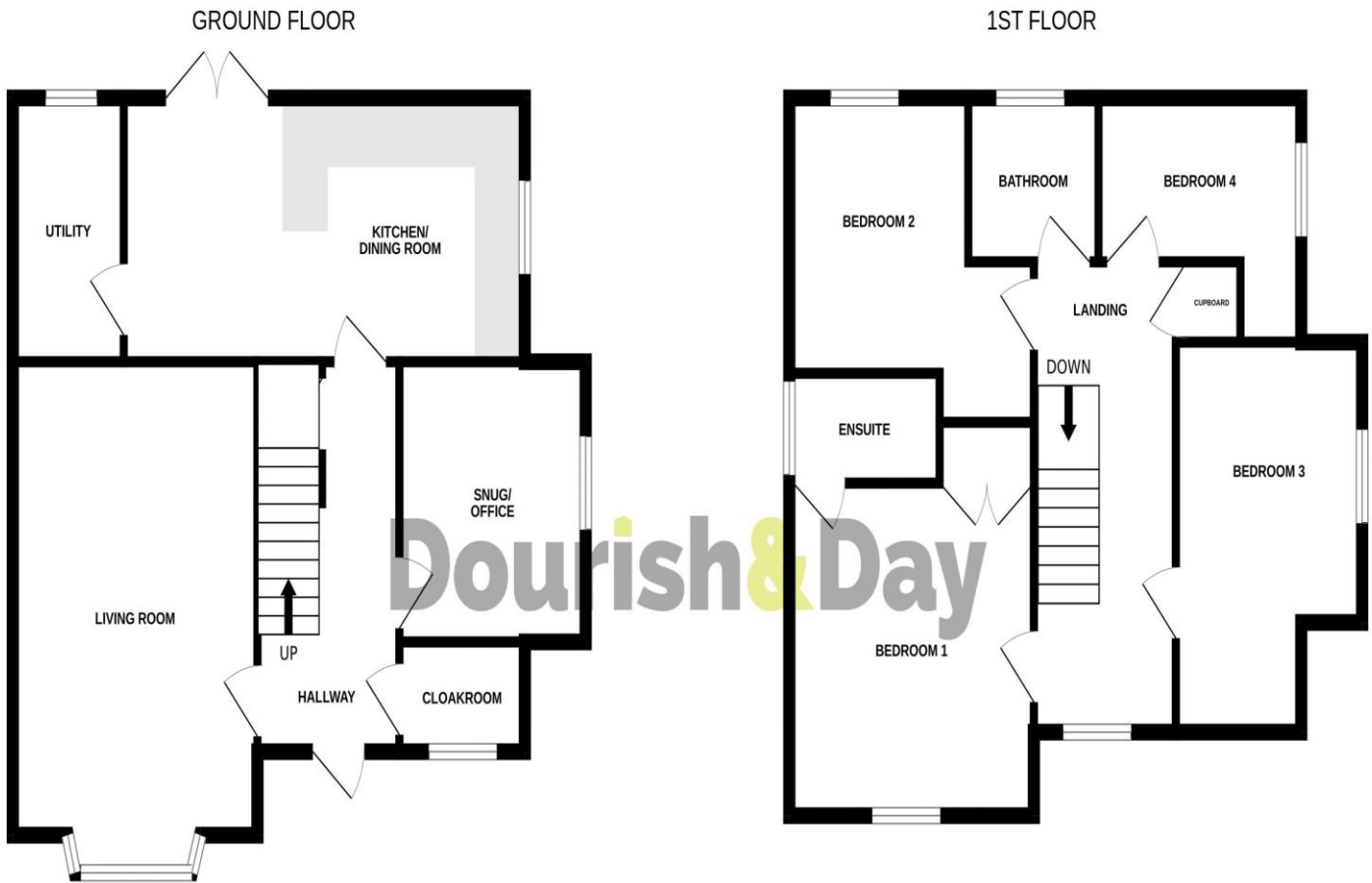
Garage

A single garage having an up and over door to the front.

Outside - Rear

Again, being beautifully maintained which offers an excellent degree of privacy and includes both paved and decked seating areas and the remainder of the garden is mainly laid to lawn with planting beds.





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 - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - lowest running costs	(92+)		
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F	(15-28)		
G	(1-14)		
England & Wales		83	93
EU Directive 2002/91/EC			
www.epcrea.com			



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