



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: F

Stafford

Deanshill Close
Stafford Staffordshire



There's no handicap with this fabulous property as it sits in a large plot overlooking Stafford Golf Course and is presented to a spectacular standard throughout. The water hazards are more water delights, with the bathrooms and kitchen finished to a high specification whilst the only bunkers to be aware of are the other interested parties as this spectacular home is sure to be popular!

Comprising an entrance hall, guest WC, large living room, a huge family kitchen diner which is the hub of the home, utility and study all to the ground floor. Upstairs are four double bedrooms, two of which are large suites with en-suites, with the master also having a dressing room. There is also a family bathroom whilst outside on that large plot is a detached double garage which is approached by a sweeping driveway. A truly special home, this property is certainly not just par for the course, and it will sell quick so don't wait until it's finished as it will be long gone!

- Stunning Architecturally Designed House
- Large Plot Overlooking Stafford Golf Course
- Substantial Master Bedroom With Balcony
- Three Contemporary Style Bathrooms
- Large Family Dining Kitchen & Four Bedrooms
- Ample Parking & Open Double Garage

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Entrance Hallway

Having numerous down lights, under stairs storage cupboard, stairs off to the first floor landing and spacious built in cupboard.

Lounge 21' 5" x 12' 7" (6.52m x 3.84m)

A good sized lounge having brick built fire with Oak mantle and double height double glazed window to the front elevation.

Family Dining Kitchen 26' 7" x 14' 8" (8.11m x 4.47m)

A substantial open plan family dining kitchen comprising wall mounted units, Granite work tops incorporating 1 1/2 bowl stainless steel sink with brushed stainless steel mixer tap. Five ring gas hob with double extractor canopy over, integrated wine cooler, double oven, eye level microwave oven and dishwasher. Breakfast Island with base units and matching Granite top. Numerous down lights French door to the side elevation and Bi Folding doors to the front elevation.

Utility room

Comprising work top, stainless steel sink drainer, base units, space and plumbing for appliances.

Study 10' 3" x 7' 6" (3.13m x 2.28m)

A room with flexible usage having window to the front elevation.



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Guest WC

Comprising low level W.C, wash pedestal wash hand basin, splash back tiling and tiled floor.

First Floor Landing

Having large walk in airing cupboard, radiator and access to loft space.

Bedroom One 14' 4" x 14' 8" (4.36m x 4.48m)

Large master bedroom having having double height double glazed windows and French doors to the front elevation leading onto the glass and stainless steel balcony overlooking the private gardens and Stafford golf course, radiator, door to large walk in wardrobe and door to the en-suite.

Walk-In Wardrobe 6' 9" x 8' 0" (2.05m x 2.43m)

Having radiator.

En-suite Bath/Shower Room 6' 9" x 9' 0" (2.07m x 2.75m)

Comprising bath with central chrome mixer tap, tiled shower cubicle, wash hand basin with vanity unit under, wall mounted radiator and splash back tiling.

Bedroom Two 14' 4" x 11' 10" (4.36m x 3.60m)

A second good sized double bedroom having radiator, French doors and Juliette balcony to the front elevation and door to the en-suite bathroom.

En-suite

Comprising P shaped bath with shower over, wash hand basin with vanity unit under and low level W.C, splash back tiling, down lighting and contemporary style wall mounted radiator.

Bedroom Three 10' 4" x 9' 1" (3.15m x 2.78m)

Having radiator.

Bedroom Four 10' 4" x 9' 0" (3.16m x 2.74m)

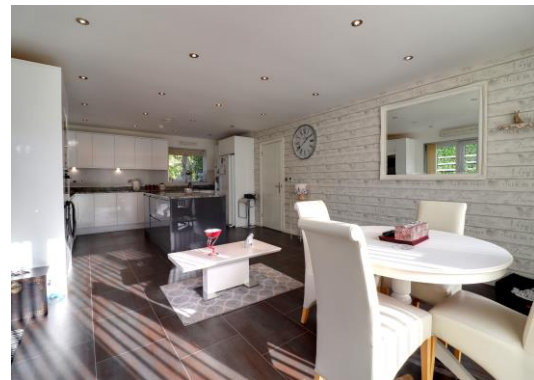
Having radiator.

Family Bath/Shower Room

Comprising corner shower unit, bath with central chrome mixer tap, wash hand basin with vanity unit under, low level W.C., wall mounted radiator and splash back tiling.

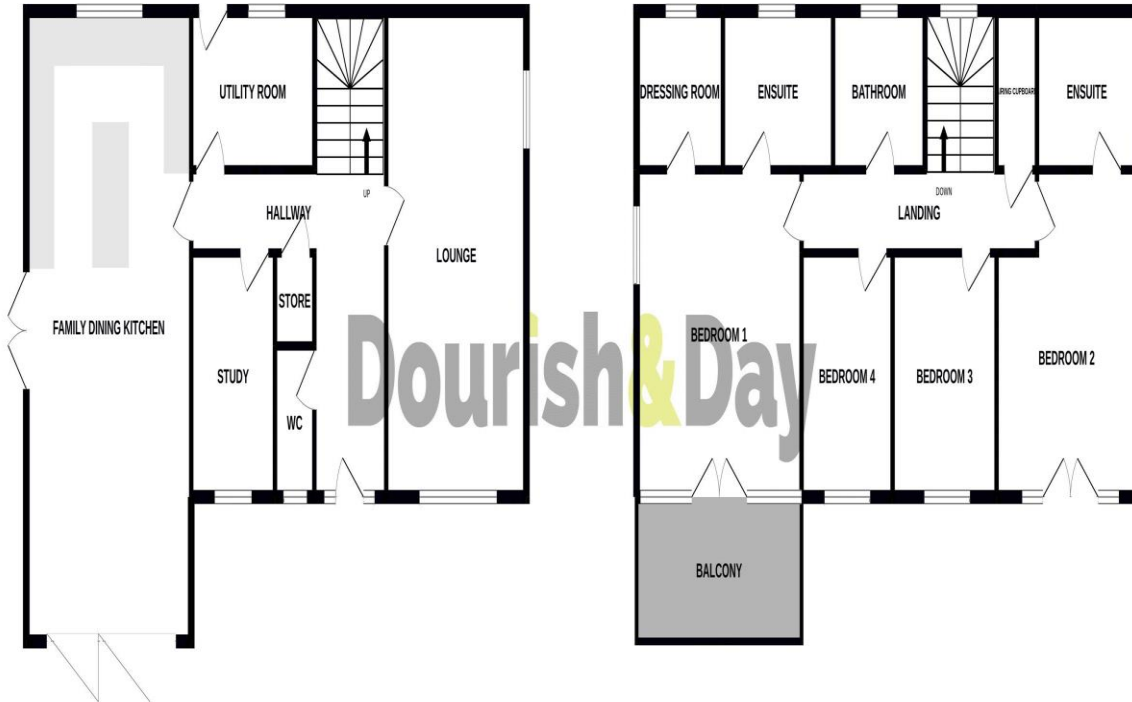
Externally

The property is situated in a small and very well regarded cul-de-sac only a stones throw from Stafford Town Centre, mainline railway station and golf course. The property sits on a large plot and is approached via a sweeping gravel driveway leading to a detached open double garage, cut stone patio's and path to the front and side of the property with large lawned gardens to three elevations enjoying views over Stafford golf course.



GROUND FLOOR

1ST FLOOR



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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs			
		86	93
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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