



£295,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: D

## Stafford

John Amery Drive  
Stafford Staffordshire



No stone left unturned, and all bases covered! this traditional three bedroom detached home has been dragged into the 21st Century by the current vendors, this beautifully presented, and much improved home also benefits from having a block and gravel driveway, single garage, and a large private rear garden. Internally the accommodation comprises of an entrance hallway, living room, large open plan family breakfast kitchen/sitting room with bi folding window and double doors leading to the large private rear garden and utility room/guest W.C. To the first floor there are three bedrooms and a refitted family bath/shower room with a roll top bath.

- Stunning Fully Modernised Detached House
- Large Private Rear Garden, Garage & Driveway
- Spacious Open Plan Family Dining Kitchen
- Living Room & Utility Room/Guest W.C
- Refitted Bath/Shower Room & 3 Bedrooms
- Nearby Schooling, Amenities & Commuter Links

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## Storm Porch

Feature double glazed door to storm porch having original tiled floor, and original door to Entrance Hallway.

## Entrance Hallway

A spacious & beautifully presented entrance hallway, having ceramic tiled floor, part-panelled walls, cloaks cupboard, vertical wall mounted radiator, stairs off to the First Floor Landing & accommodation, and opening into Lounge.

## Lounge 13' 0" x 11' 6" (3.96m x 3.51m)

A stunning & beautifully presented lounge having herringbone patterned wood effect flooring, oak shelving built into feature arched chimney recess, opening into chimney breast housing a cast-iron log effect electric fire with wood mantel over, on a ceramic tiled hearth, traditional radiator, and feature half-panelled walls, and double glazed bay window to the front elevation.

## Open-Plan Family, Kitchen & Dining Area 13' 5" x 20' 4" (4.09m x 6.20m)

A stunning, spacious & open-plan area. To the kitchen area comprising of wall mounted shaker style units, wood worktop incorporating a composite sink drainer with traditional style mixer tap, purpose built breakfast bar, matching shaker style units with integrated dishwasher, space for cooker with extractor over, space for an American style fridge/freezer, wood effect laminate floor,



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vertical traditional radiator, double glazed stable door to the side porch, door to Guest WC & Utility Room, double glazed bi-folding windows to the rear elevation and opening into the Lounge area, having feature arch within chimney recess, opening into chimney breast with wood mantel, ceramic tiled hearth housing a cast-iron log burning stove, a traditional radiator, and a contemporary style vertical radiator, and double height double windows & double glazed French doors leading out to the private rear garden & covered seating area.

### **Guest WC & Utility Room** 5' 8" x 4' 5" (1.73m x 1.34m)

Having wood worktop with space & plumbing for appliances under, low-level WC, vertical radiator, wash hand basin with mixer tap & vanity unit under, wood effect flooring, and window to the side elevation.

### **Boot Room** 16' 11" x 3' 11" (5.15m x 1.20m)

A substantial double glazed side porch featuring heat insulating roof, a double glazed door to the front elevation, radiator, and double glazed door to the rear elevation.

### **First Floor Landing**

Having a vertical radiator, access to loft space via folding wooden ladders, doors off to bedrooms & bathroom.

### **Bedroom One** 13' 0" x 10' 11" (3.95m x 3.33m)

Another beautifully presented room, having a vertical radiator, feature panel effect feature wall, and double glazed window to the rear elevation.

### **Bedroom Two** 13' 9" x 11' 7" (4.19m x 3.52m)

A second good sized double bedroom, having vertical radiator, and a double glazed walk-in bay window to the front elevation.

### **Bedroom Three** 8' 0" x 8' 6" (2.44m x 2.58m)

Having a vertical radiator, purpose built cabin bed with storage under, and a double glazed window to the front elevation.

### **Bathroom** 9' 11" x 9' 1" (3.01m x 2.76m)

A spacious refitted family bathroom/shower room comprising of a free standing roll top claw foot bath with traditional style chrome mixer tap, walk-in double shower cubicle housing mains shower, wash hand basin with vanity unit under & chrome mixer tap, low-level WC, part-panelled walls, airing cupboard housing the gas central heating boiler, vertical radiator, double glazed windows to both the rear & side elevation.

### **Outside**

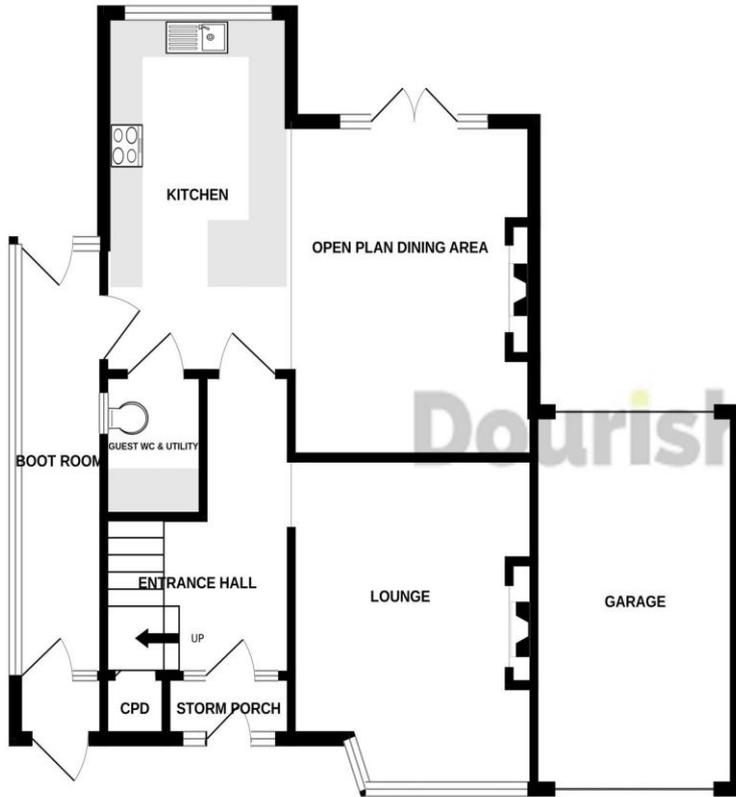
The property is approached over a block paved & gravelled driveway leading to a single garage. To the rear is a large beautifully maintained landscaped rear garden having paved & decked seating areas, two garden sheds, raised sleeper beds, covered seating area, outside lighting & summerhouse.

### **Garage**

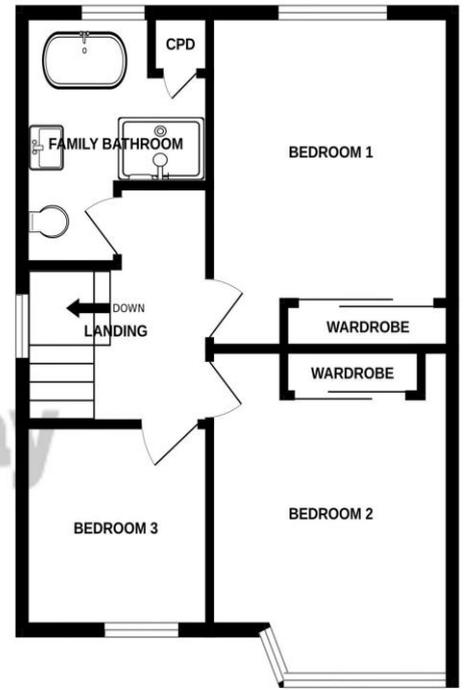
A single garage with power, lighting, up and over door to the front elevation, and an up and over door to the rear elevation leading to an additional parking area with secure side access gate leading to the rear garden.



GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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 - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		87	81
EU Directive 2002/91/EC			
www.epcrea.com			



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