



Woodseaves Stafford

Newport Road Woodseaves
Stafford Staffordshire

£300,000

LIVING THE DREAM!.. Positioned on a gorgeous plot, is this must-see detached property that stands proud in the wonderful village of Woodseaves. This magnificent and unique residence features a superb spacious internal layout which is finished to an exacting standard from top to bottom. Internally the home comprises of an entrance hall, guest WC, spacious bright living room, kitchen/breakfast room, utility and a beautiful conservatory enjoying views of the garden and fields behind. Heading upstairs is where you will find the family bathroom and the three bedrooms with the principal bedroom boasting its very own ensuite shower room. Externally is that delightful plot which features a large, gravelled driveway frontage and a low maintenance private rear garden. This is a gorgeous property in a fabulous spot which offers a huge amount of impressive accommodation, so be sure to book your viewing early.

- Gorgeous Detached Three Bedroom Family Home
- Wonderful Spacious Internal Layout
- Living Room & Conservatory
- Kitchen/Breakfast Room & Utility Room
- Bathroom, En-Suite Shower Room & Guest WC
- Stunning Rural Views To The Rear

Arrange a viewing...

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Canopy Porch

Having a double glazed entrance door leading to:

Entrance Hall

Having stairs leading to the first floor, coving, radiator and double glazed window to the side elevation.

Guest WC 5' 0" x 2' 7" (1.52m x 0.78m)

Having a white suite which includes a wash hand basin and low level WC. Chrome towel radiator and tiled floor.

Living Room 14' 2" x 14' 6" (4.33m x 4.41m)

A bright spacious reception room which includes a decorative surround with marble hearth and electric fire, coving, ceiling rose, radiator and three double glazed windows.

Kitchen / Breakfast Room 7' 6" x 14' 1" (2.28m x 4.29m)

Being fitted with a range of modern 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 oven, hob and cooker hood over, and an integrated dishwasher. In addition there is



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a fitted breakfast bar, tiled floor, radiator, two double glazed windows, double glazed door to the side elevation and an arch leading to:

Utility 4' 2" x 5' 9" (1.27m x 1.75m)

Having fitted base units with work surfaces over having an inset stainless steel sink unit with mixer tap and appliance space beneath, tiled floor.

Conservatory 10' 3" x 12' 10" (3.13m x 3.91m)

A stunning brick base double glazed conservatory which enjoy views over farmland to the rear. There is a tiled floor, ceiling fan/light and doors leading out to the rear garden.

First Floor Landing

Having a double glazed window to the side elevation.

Bedroom One 10' 8" x 11' 4" (3.25m x 3.46m)

A good sized main bedroom which includes a built-in wardrobe with sliding mirror doors, radiator and double glazed window to the front elevation.

Ensuite Shower Room 3' 2" x 6' 9" (0.96m x 2.07m)

Having a white suite which includes a tiled shower cubicle with fitted shower, vanity style wash hand basin with mixer tap and low level WC. Wood effect flooring, chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 9' 9" x 8' 2" (2.98m x 2.50m)

A second double bedroom having a radiator and two double glazed windows.

Bedroom Three / Study 7' 3" x 7' 2" (2.20m x 2.19m) - All max measurements

Having a built in cupboard, radiator and double glazed window to the front elevation.

Family Bathroom 7' 9" x 5' 6" (2.35m x 1.68m)

Being fitted with a white suite which includes a panelled bath, separate tiled shower cubicle with electric shower, pedestal wash hand basin and low level WC. Wood effect flooring, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a large gravelled frontage which provides a large amount of off-road parking.

Outside - Rear

The gorgeous, enclosed rear garden features a paved patio seating area and gravelled garden area. There is a further paved seating area located at the bottom of the garden which enjoys views over the adjoining farmland.



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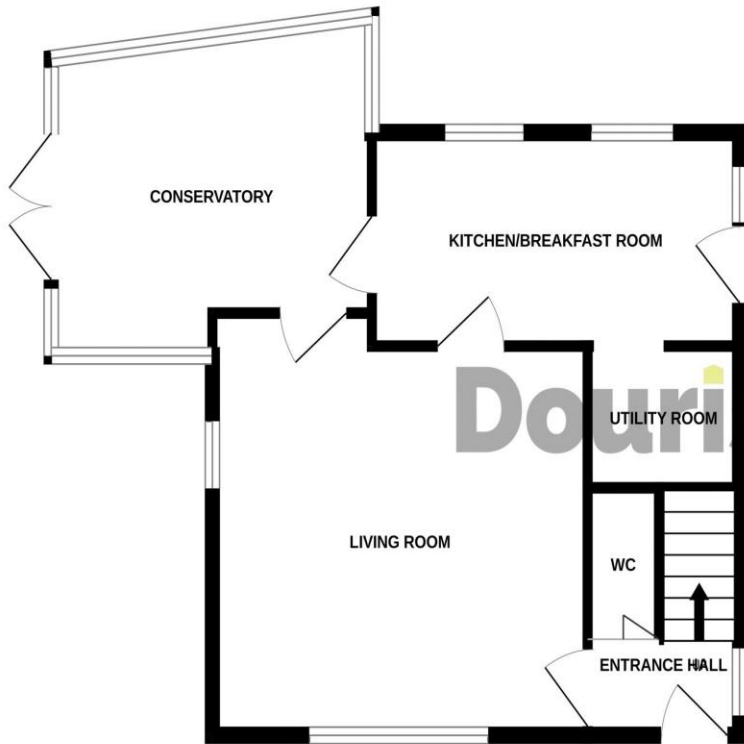
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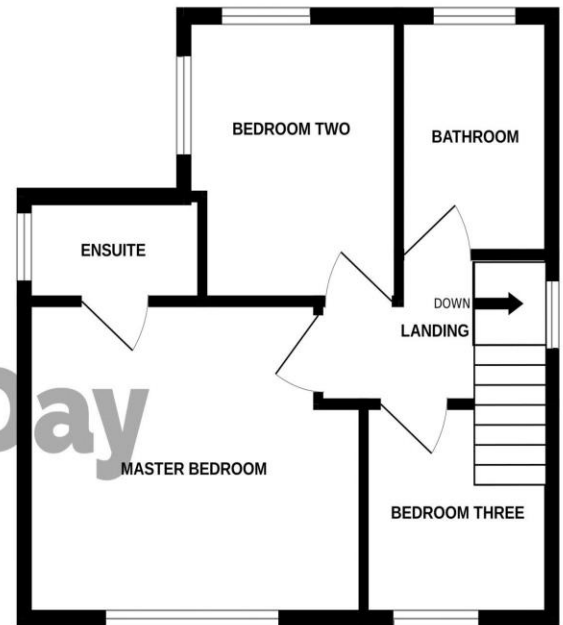
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GROUND FLOOR



1ST FLOOR



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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	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - lowest running costs			
England & Wales			EU Directive 2002/91/EC
			www.epcrea.com

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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