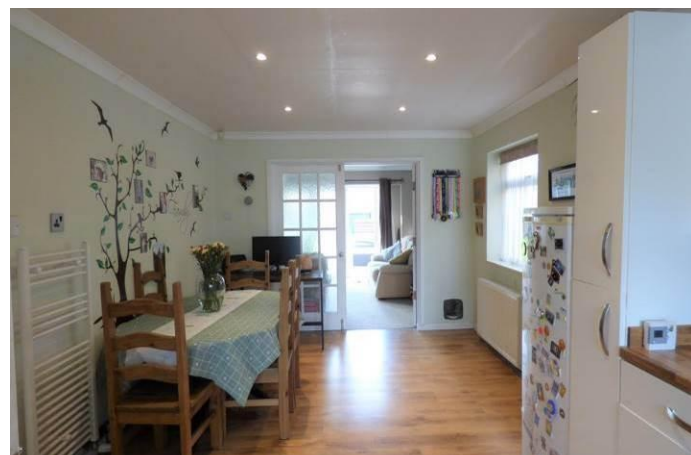


Norfolk Way  
Stafford, ST17 9RN



John German are delighted to offer this beautifully presented and extended family home, offering extensive ground floor living space, three good sized bedrooms, luxury family bathroom, and a stunning rear garden.

£199,950



John German

Situated on Norfolk Way in Stafford is this superbly appointed and extended family home, offering extensive ground floor living space, three good sized bedrooms, a luxury family bathroom and much more. The property comprises entrance door into the large, spacious hallway with stairs rising to the first floor landing and doors off into the breakfast kitchen, a folding door into the further hallway with storage cupboard and door into the guest cloakroom which comprises low level WC, wash hand basin and a uPVC double glazed window to the front aspect.

The extended breakfast kitchen is the heart of the home, fitted with white gloss units and contrasting worktops over. There is an inset stainless-steel sink unit with drainer and mixer tap over, space and plumbing for a washing machine and dishwasher, plus laminate wooden-effect flooring, spotlights to the ceiling, heated towel rail and uPVC double glazed windows to the front and side aspects.

From here, double doors lead into the spacious living room which has been beautifully finished with bi-folding doors leading out onto the rear garden, carpeted flooring and a ceiling light point.

Upstairs, the landing has a uPVC double glazed window to the side aspect and doors off to the three bedrooms and family bathroom. The master bedroom is a well-proportioned double bedroom, with a uPVC double glazed window to the front aspect, carpeted flooring, ceiling light point and two built-in wardrobes. Bedroom two is a further good sized room with a uPVC double glazed window to the rear aspect with views over the garden, a ceiling light point, carpeted flooring and, also a built-in wardrobe. Bedroom three is a good sized single bedroom with a uPVC double-glazed window to the rear aspect, carpeted flooring and ceiling light point.

The family bathroom has been refitted to a high standard with underfloor heating, spotlights to the ceiling, floor-to-ceiling tiles, chrome style heated towel rail, bath with rainfall shower over, low level WC and wash hand basin.

Outside, to the front of the property there is a tarmac and stoned driveway, providing parking for up to three vehicles and to the rear, there is a beautifully appointed, fully enclosed garden, having a decking area with pergola over, several raised flower beds, sheds and playhouse.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: [www.environment-agency.co.uk](http://www.environment-agency.co.uk),  
<https://www.staffordbc.gov.uk/planning-public-access>

Our Ref: JGA/06042021

Local Authority/Tax Band: Stafford Borough Council / Tax Band C

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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