

Bromstead Crescent

Stafford, ST16 1UQ

John 
German





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£339,500

A corner plotted four bedroom detached house, very well presented by the long term current owners and within minutes of the delightful Doxey Marshes Nature Reserve and riverside walks.



Located on the north side of Stafford and approached via Eccleshall Road and Creswell Farm Drive, this lovely four bedroomed home is perfect for the young growing family seeking a long term home with further potential and the convenience of the nearby town centre and just a few minutes' drive of Junction 14 M6.

This uPVC double glazed and gas central heated home has a wide storm canopy cover with half glazed uPVC main door leading to the reception hall with laminate flooring, stairs to first floor, built-in cloaks cupboard and a luxury refitted guest's cloakroom with a two-piece white contemporary suite.

Leading off the hall is a delightful front facing lounge with wide framed bow window, traditional timber and marble fireplace with gas coals fire, ceiling and wall lights. The well-proportioned separate dining room leads off the lounge and has rear facing patio doors that lead you into a substantial uPVC double glazed conservatory with lovely garden views and direct access via double doors.

Also facing the rear garden is a spacious fitted breakfast kitchen with a range of white panel fronted base and wall units with contrasting worktops, a breakfast bar for two, stainless steel one and a half bowl sink unit, Bosch double oven, gas hob, appliance spaces for a fridge/freezer, dishwasher, washing machine and tumble dryer.

The first floor centre landing with window to side gives access to the four bedrooms, family bathroom and loft access together with a boiler cupboard housing the Vaillant gas central heating boiler. The master bedroom has an extensive bespoke range of built-in wardrobes and storage and enjoys a front aspect view and also has an en suite shower room with thermostatic shower unit and wash hand basin/vanity unit. Bedroom two is a front facing double room and bedroom three is a rear facing double bedroom with a built-in wardrobe. Bedroom four makes an ideal children's single bedroom and also has a built-in wardrobe.

The family bathroom has been tastefully refitted to include a white and chrome P-shaped bath with thermostatic shower over, wash hand basin/vanity unit, low level WC, fully tiled walls and a chrome ladder radiator.

Outside a double garage has a roller shutter electric door, rear personal door, light and power. A bonded gravel double width driveway is positioned in front of the garage and has a modern stone footpath that leads you around to the front main entrance with feature gravel edged borders and planted grasses together with a shaped front lawn.

The south west facing rear garden also wraps around to the rear of the house and is privately fenced with a mixture of lawned and hard landscaped areas together with shrubbery and perennial planting making a very pleasant garden to relax in. For additional convenience there is also a gated side entrance, timber garden shed and outside tap.

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.gov.uk/government/organisations/environment-agency

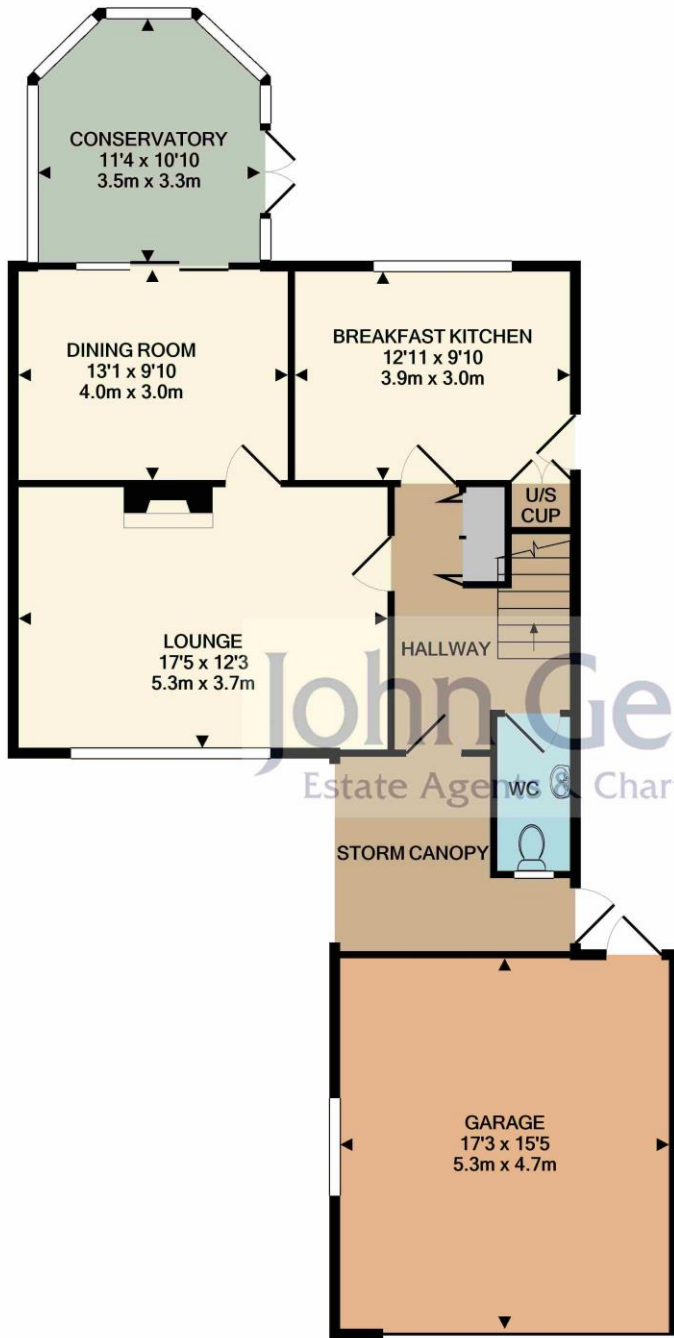
www.staffordbc.gov.uk

Our Ref: JGA/07062021

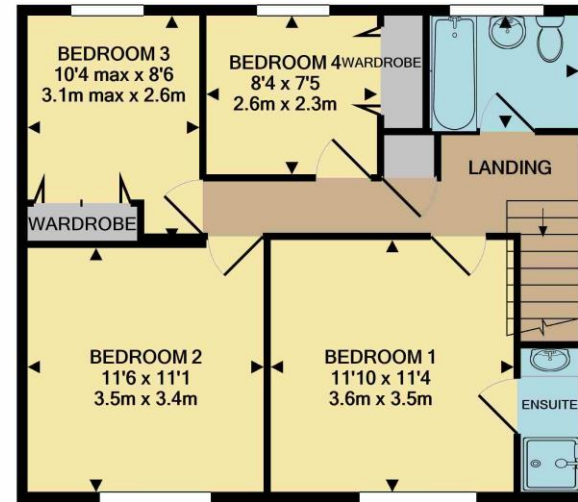
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

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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John German
Estate Agents & Chartered Surveyors



Agents' Notes

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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