

Kensington Drive

Stafford, ST18 0WA

John
German







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Guide Price £495,000

A superb five bedroomed detached house by David Wilson Homes on the very popular Kingston Manor development, just 1.5 miles from the town centre and a close neighbour to picturesque Staffordshire countryside.

Offering a really well planned and attractively appointed range of family accommodation together with a good sized rear garden and a double parking driveway and detached double garage.

Entrance to this gas centrally heated and uPVC double glazed home is via a storm canopy porch with polycarbonate main front door that leads you into a lovely spacious hall with Karndean flooring, stairs to first floor with built-in oak cupboard and a useful guest bedroom with two-piece suite.

To the front of the property there is a light and bright study with bay window and Karndean flooring and a useful separate family room with further bay window and laminate flooring.

Enjoying lovely views of and direct access into is a generously sized lounge with traditional Minster style fireplace and gas fire and co-ordinating decoration.

The heart of this family home is its large open plan dining kitchen with further effective use of Karndean flooring and a contemporary pale grey range of base, wall and drawer units, quartz worktops, upstand and breakfast bar, stainless one and a half sink unit and mixer tap, Bosch electric oven, induction hob, extractor hood and dishwasher. This room is rear facing and has garden views and double doors giving direct access. Leading off the kitchen is a utility room with matching fittings and having space for a washing machine and high level fridge freezer.

On the first floor there is a spacious part galleried style landing with spindle balustrade, airing cupboard, loft hatch and access to the five bedrooms and family bathroom.

The master bedroom is a large double front facing room with a range of built-in wardrobes and its own refitted white and chrome ensuite shower room.

There is a rear facing guest double bedroom also with built-in wardrobes and its own ensuite shower room.

Bedrooms three, four and five are all capable of taking double beds and two out of the three rooms have built-in wardrobes.

The family bathroom is also appointed with a white and chrome contemporary style suite to comprise bath, separate shower, low level WC and wash hand basin/vanity unit together with partial tiling.

Outside, a detached double garage has two up and over doors (currently boarded over from the inside), rear personal door, light and power. Driveway parking in front of the garage together with an easily managed fore garden designed to include gravelled beds, box hedging and lavender plants.

A gated side entrance leads to a good sized privately screened and fenced rear garden with a substantial stone and flagged patio area, timber decking, lawn, well stocked shrubbery borders, outside power and water facilities.

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.

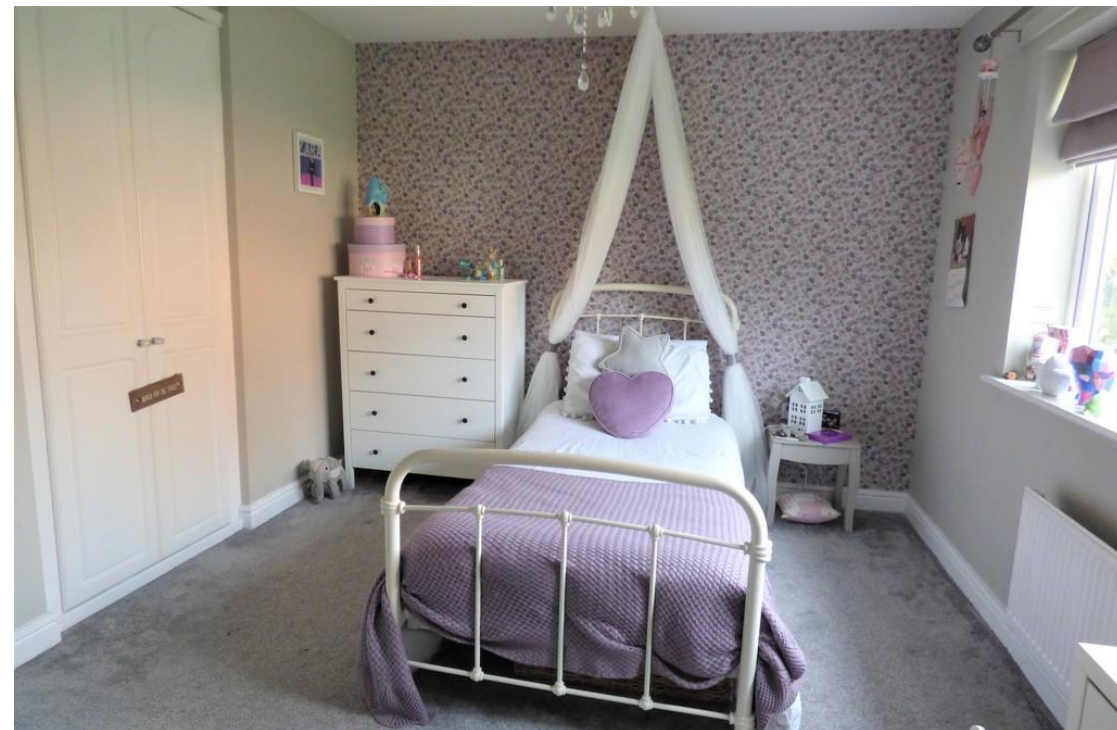
Useful Websites: www.gov.uk/government/organisations/environment-agency

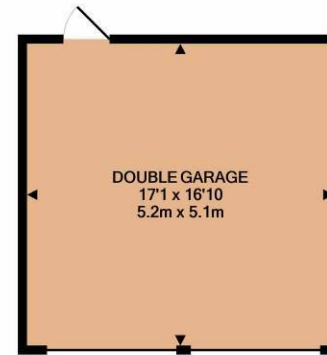
www.staffordbc.gov.uk

Our Ref: JGA/08092021

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







John German
 Estate Agents & Chartered Surveyors

GROUND 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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1ST FLOOR



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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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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