

Oakbrook Close

Stafford, Staffordshire, ST16 1FD

John 
German





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£650,000

A beautifully presented and exceptionally spacious three storey modern detached residence providing flexible accommodation, situated in a small exclusive private gated development.



The property is situated in a truly enviable location within an exclusive small private gated development. It is within walking distance of the town centre and railway station that offers regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

A new contemporary front entrance door opens into the reception hall that has door to a guest's WC and stairs rising to the first floor.

The particularly elegant lounge has a front facing bay window and attractive stone fireplace with pebble effect fire. Double doors open to a further dining/sitting room which in turn has double French style doors to the lovely garden.

The superb L-shaped dining kitchen has a tiled floor throughout and offers ample space for a dining table together with French doors out to the garden, ideal for outdoor dining and entertaining. The kitchen is fitted with an extensive range of high and low level units with granite work surfaces and drainer incorporating a one and a half bowl recessed sink. Appliances include a stainless steel five burner gas hob with matching splash plate and extractor canopy above, split level double oven, fridge/freezer and a dishwasher. There is downlighting and access to a utility room that has a range of units, stainless steel sink, granite effect work surfaces, an outer side door and access into the double garage.

On the first floor the principal bedroom is currently used as a sitting room and has French style double doors opening to a Juliet balcony. There are built in wardrobes and access to the en suite fitted with a bath, separate double width shower, pedestal wash basin, low flush WC, tasteful half height wall tiling and contrasting tiled floor.

There are three further double bedrooms all with fitted wardrobes that share the family bathroom with a white suite comprising bath, pedestal wash basin, WC and a separate double width shower complemented by tasteful tiling.

Return to the landing and climb the stairs to the second floor landing which has velux roof lights and doors to two further double bedrooms, one of which is currently used as an excellent study. These are served by a Jack and Jill style en suite with a bath, pedestal wash basin, WC, chrome accessories, half height tiled walls and a tiled floor.

Outside, the property has an attractive front garden and a double width drive giving access to the double garage which has an electric remote control roller shutter door that has recently been fitted. A lovely private and secluded rear garden is mainly laid to lawn with a paved terrace and lovely abundantly stocked mature borders.

Note: The shared private drive has management/maintenance charges of approx. £40 per month.

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/23062022

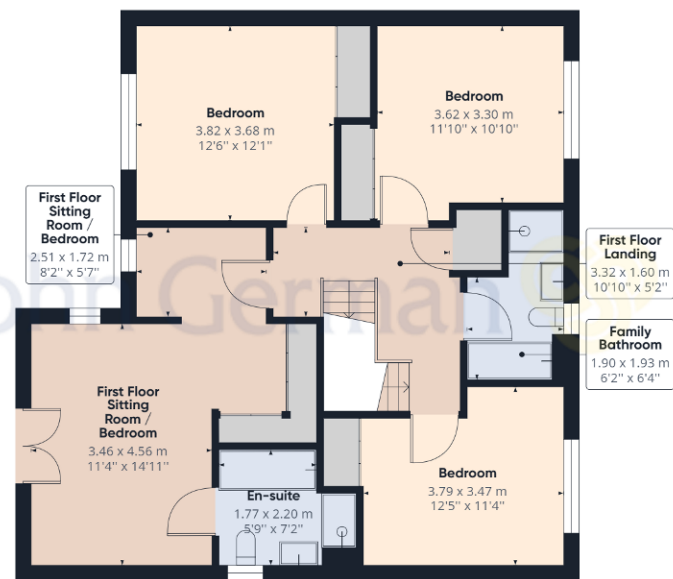
Local Authority/Tax Band: Stafford Borough Council / Tax Band G







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2556.49 ft²

237.51 m²

Reduced headroom

22.87 ft²

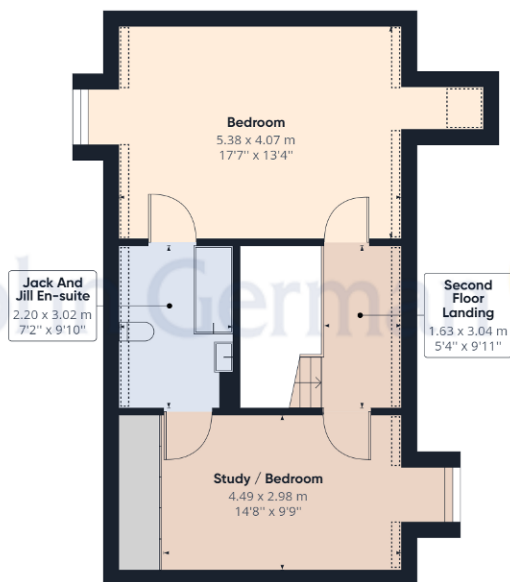
2.12 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 2 Building 1



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.

Referral Fees

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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