

Ripon Drive

Stafford, Staffordshire, ST17 4UA

John
German





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Guide Price £370,000

A superb corner plot detached family house with picturesque elevated views to the side and an established wrap around garden and double garage.



Located on the outer edge of the Wildwood estate and with elevated views towards the River Penk and Stafford/Worcester canal, this very well presented detached family house has a good range of accommodation and fittings and is equipped with gas central heating and uPVC double glazing.

Step through the front main entrance door into an entrance hall with a stylish refitted guest's cloakroom leading off and the stairs to the first floor.

The attractive front facing lounge has a feature traditional fireplace and gas coals fire and the separate dining room is accessed via double doors and has lovely views of and access to the rear garden.

Leading off the dining room and the hall is a most attractive refitted breakfast kitchen with a timber finished range of base, wall and drawer units, contrasting worktops, splashback tiling and breakfast bar. There is a built in cooker, hob, extractor hood, fridge plus a one and a half bowl sink unit. The room enjoys dual aspect windows and access directly into the rear garden.

Leading off the kitchen is an understairs storage cupboard and a refitted utility room with a matching range of fittings, a further sink unit and wall mounted gas central heating boiler.

On the first floor a centre landing with storage cupboard provides access to the four well proportioned bedrooms and the family bathroom.

The master bedroom has a front facing window, built in wardrobes and its own refitted en suite shower room.

Two of the further bedrooms have built in wardrobes and all rooms would be large enough to take a double bed.

The family bathroom has been beautifully refitted and tiled to include a bath with shower over, wash hand basin and low level WC within bespoke cabinet surrounds.

Outside a detached double garage has two up and over doors, light and power. Driveway parking. Mature landscaped gardens wrap around the front, side and rear of the house and include lawns, patio areas, well stocked shrubbery and perennial borders, fruit trees and two gated side entrances.

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

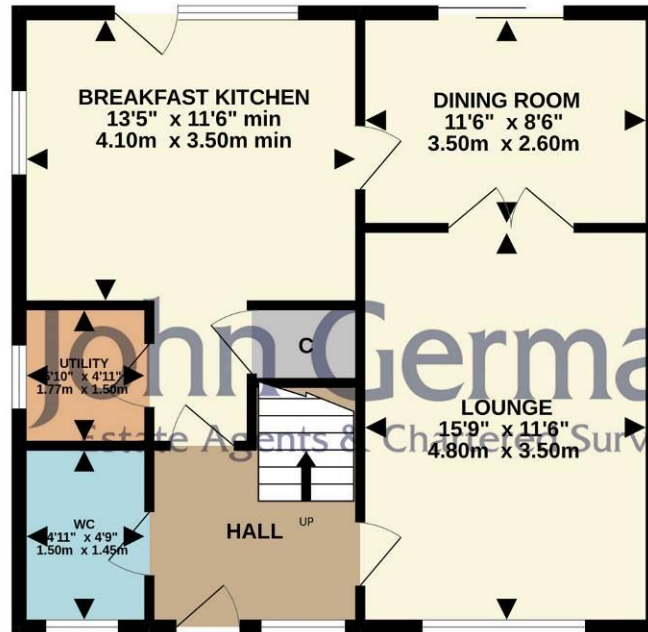
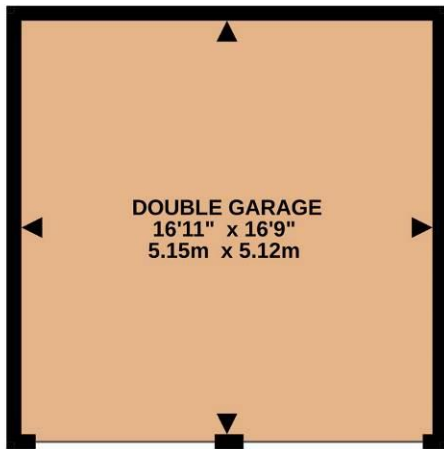
Our Ref: JGA/27062022

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

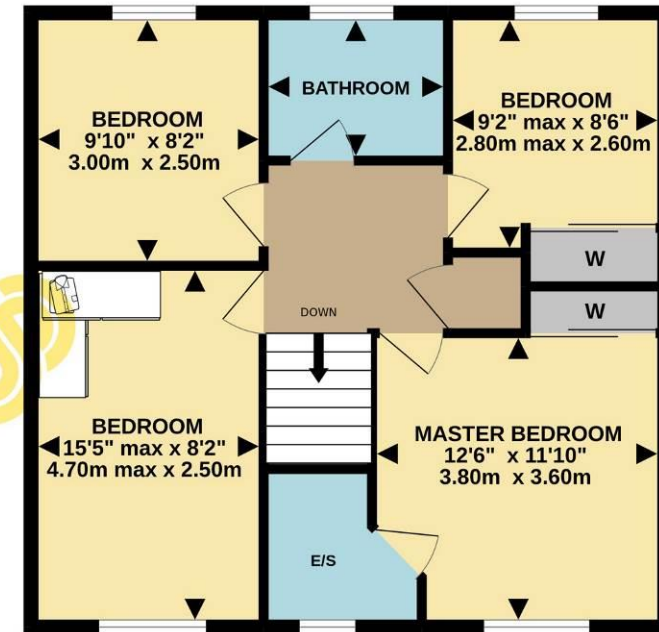




GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 sq.m.) approx.

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



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