

Waterside Place, Tenby Drive

Stafford, ST16 3ZD

John 
German





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£445,000

A superbly designed, modern, detached bungalow located in an exclusive gated development, offering three bedrooms, en-suite, walk-in wardrobe, spacious reception room, and a beautiful dining kitchen with vaulted ceiling.

Built in 2016 by an extremely reputable developer, this is one of seven bungalows situated in an exclusive, private gated development. This enviable position is within easy access of the Isabel Trail whilst convenient for the town centre and its many amenities including the mainline railway station with regular services to London Euston taking only 1hr 20mins, J13/14 of the M6 providing direct access into the national motorway network, and M6 toll.

Accommodation

A traditional canopy porch with downlighting leads to an L-shaped hall which has a useful storage cupboard housing the gas fired boiler.

The spacious, well-proportioned lounge has bi-folding doors opening out onto the westerly facing, deep sun terrace and garden.

The stylishly appointed dining kitchen has a bespoke range of high and low level units with granite work surfaces over. A matching central island with contrasting worksurface offers further cupboard space, a dining bar, plus a stainless sink and wine cooler. There is also a dresser-style unit and tiled recess with an integrated extractor fan above the range style oven. Further integrated appliances comprise fridge, freezer, dishwasher, and microwave. A superb, vaulted ceiling compliments the bi-folding doors opening to the terrace and garden.

A separate utility room has a matching range of units, rolltop work surfaces, a stainless-steel sink with drainer, plus space and provision for domestic appliances. There is also an outer door.

There are three double bedrooms, with the principal having a front-facing bay window, an excellent fitted walk-in wardrobe and a contemporary appointed en-suite with quality tiling, conventional and waterfall shower, wash basin and WC.

The second bedroom has a front facing aspect and a full-width range of built-in wardrobes.

Bedroom three enjoys a rear facing aspect, and built-in bedroom furniture.

The luxurious family bathroom has a suite comprising both bath and separate shower cubicle, again with both conventional and waterfall heads, together with a wash basin set into an integral cupboard, low level WC, chrome towel radiator, and beautiful tiling.

Outside, accessed off the private drive approach, the bungalow benefits from its own personal drive leading to the garage having an electric up and over door, in addition to a personnel door leading to the reception hall. A cupboard houses the pressurised hot water system. There is also a lawned area to the fore.

To the rear, lies a deep, paved full-width sun terrace and neat lawns, all enjoying a westerly facing orientation and having fenced boundaries, plus a gated side entrance.

Agents Notes: -The property is situated off a private shared drive.

-There is a monthly service charge of £60.48 -There are various covenants appertaining to the development which include no mobile homes, caravans, or commercial vehicles.

-A copy of the Land Registry document is available upon request.

-There is not a building guarantee, but our clients are looking into the possibility of providing one should this be necessary.

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

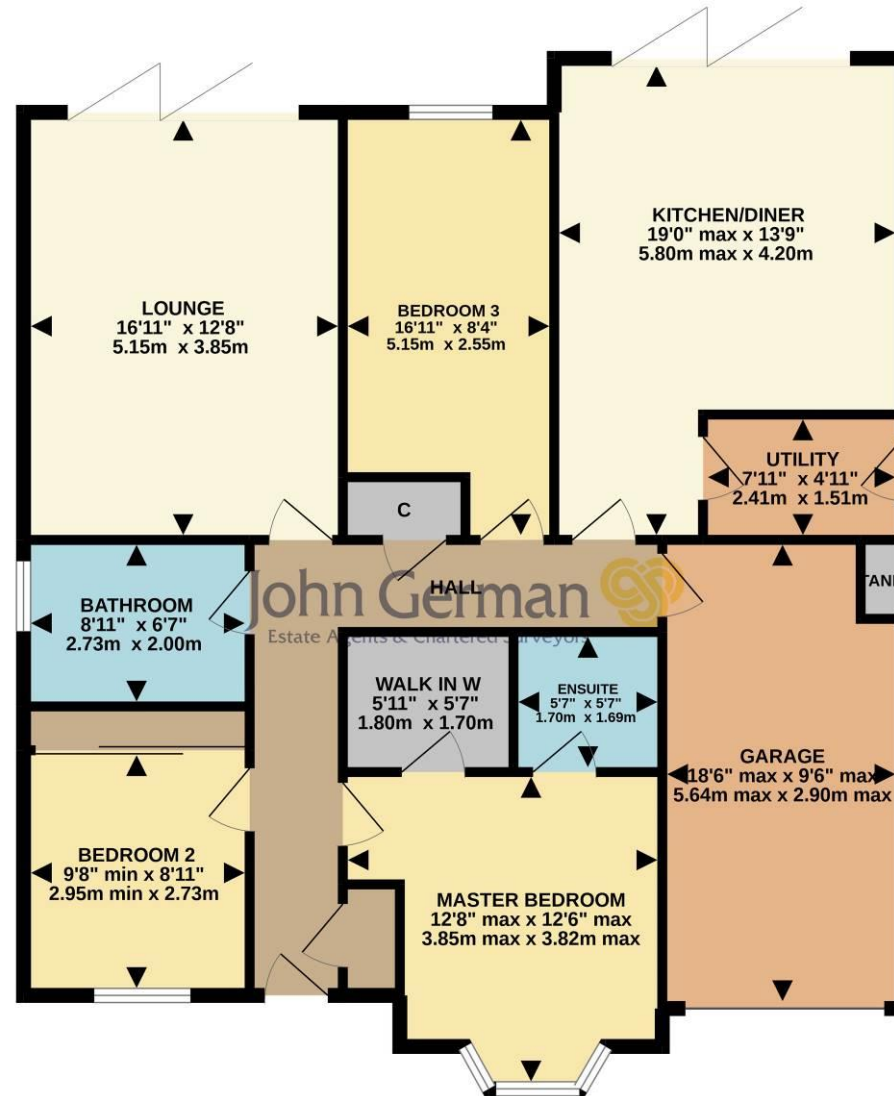
Our Ref: JGA/22062022

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





GROUND FLOOR



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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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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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