

# Pulteney Drive

Stafford, ST16 1NU

John   
German





# Pulteney Drive

Stafford, ST16 1NU

£340,000

An executive style detached family home situated in a popular location with two good sized reception rooms and an extended dining kitchen, close to a nature reserve.



This executive family home occupies a lovely position towards the north end of Stafford. It is ideally placed for junction 14 of the M6 providing direct access into the national motorway network. The town centre has a range of shops, bars, eateries and supermarkets plus a railway station that offers regular services to London Euston, some of which take only approximately one hour and twenty minutes.

**Accommodation** - An enclosed uPVC double glazed porch has a door opening into the welcoming hallway with stairs to the first floor and oak doors leading to the ground floor accommodation and guest's cloakroom.

The spacious lounge is smartly presented and overlooks the front while the rear facing separate dining room has double doors opening to the garden.

At the heart of the home is the impressive, extended dining kitchen that has been cleverly designed for modern family living with a tiled floor throughout. The dining and living area has velux rooflights providing natural light and doors out to the rear garden. The kitchen is equipped with an attractive range of base, drawer and wall units with contrasting worktops over incorporating a sink set below a rear facing window. Integral appliances comprise four ring hob, extractor hood, split level double oven, fridge and dishwasher.

A separate utility room has space for a washing machine and dryer plus further space for household appliances.

On the first floor are four well-proportioned bedrooms all with fitted wardrobes, three of which are double sized rooms. The master bedroom has the benefit of its own en suite shower room.

Completing the accommodation is the family bathroom with a P-shaped bath having a shower and screen over, low level WC, wash basin set in a storage drawer unit, ladder radiator and partially tiled walls.

**Outside** - To the front is a stoned foregarden and a good-sized drive that gives access to the garage store. Side access leads to the rear garden that has a wide paved patio with pergola and a slightly raised lawn with display borders.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

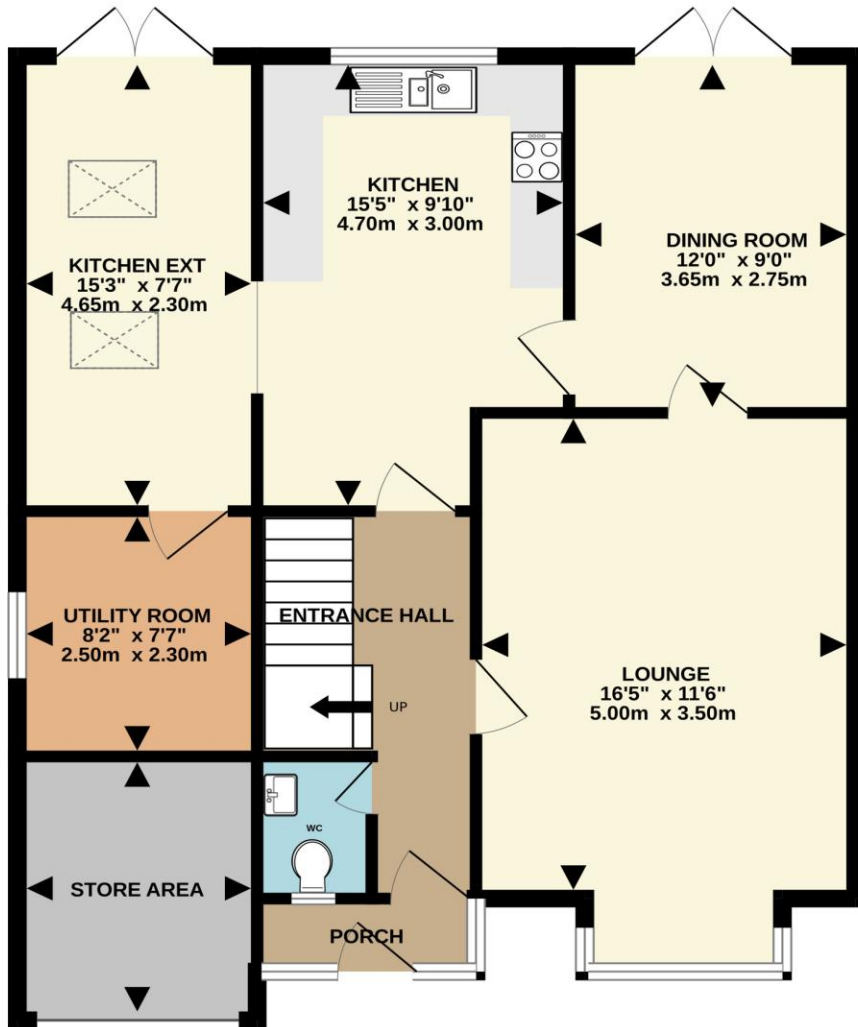
**Our Ref:** JGA/16122022

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

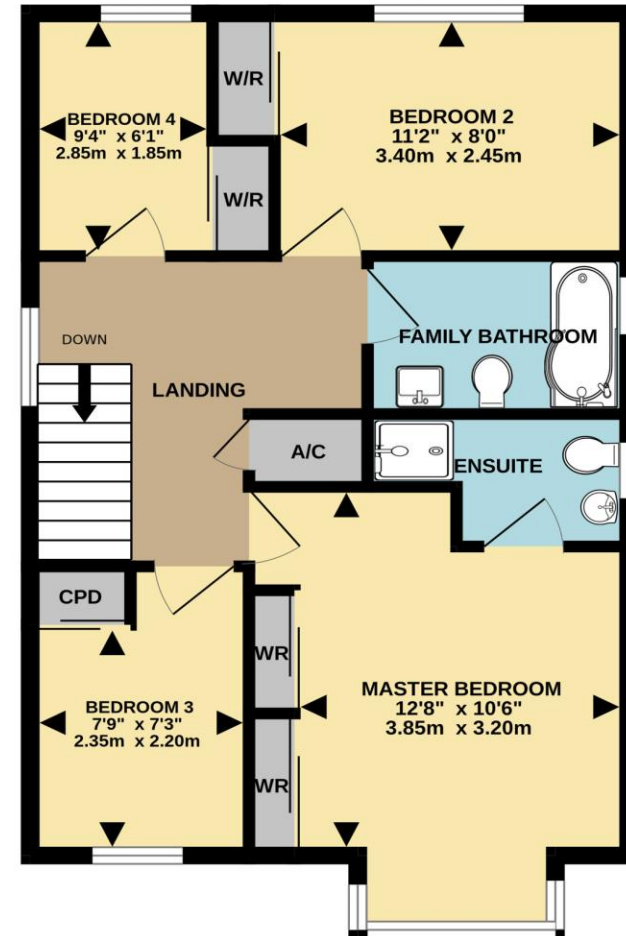




GROUND FLOOR



1ST 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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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.

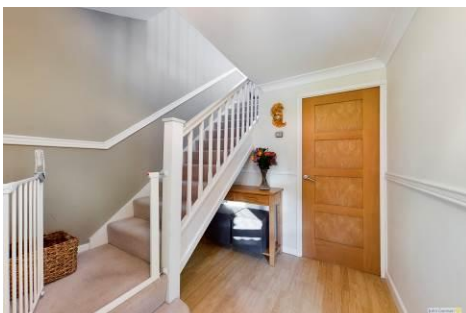
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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		82   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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