

Quinton Gardens

Stafford, ST18 0GG



An exceptionally attractive recently built detached house with a lovely traditional external appearance blended with modern and contemporary internal features. Highlights include a stunning living and dining kitchen, an elegant lounge, 3 en suite double bedrooms and professionally landscaped gardens.

£400,000

John German 

Accommodation - A covered canopy porch opens to a reception hall which has stairs rising to the first floor landing, a useful cloaks cupboard and a guest's cloakroom fitted with a WC, wall hung wash basin and attractive porthole style window.

The elegant lounge has a leaded front facing bay window.

The stunning open plan living and dining kitchen features a most attractive range of gloss units with stainless steel accessories, contrasting work surfaces and a stainless steel one and a half bowl sink and drainer. There is a full height tall dresser style unit and integrated appliances comprise an AEG hob with stainless steel splash plate and extractor canopy above, AEG double oven, dishwasher and fridge freezer. There is also a useful under stairs pantry, downlighting and French style doors with full height windows opening to the lovely garden.

A separate utility room has a similar range of fitted units with stainless steel sink and drainer plus space and provision for domestic appliances. A cupboard houses the wall mounted gas boiler.

The first floor landing has loft access to roof space. Doors lead to three double en suite bedrooms, the principal bedroom also has the benefit of a walk in wardrobe and a four piece en suite including a spacious shower with both waterfall and conventional heads, bath, WC and wall hung wash basin. There is a tiled floor, tiled splash backs, downlighting and a chrome vertical towel radiator.

Outside the property stands well back from the road beyond a very attractive landscaped front garden with paths and feature beds edged in contrasting stone. The spacious drive to the side is capable of parking two or three cars and gives access to the separate garage.

To the rear is a landscaped garden that has been thoughtfully designed for enjoyment and ease of maintenance. It features raised beds that are abundantly stocked, paved sun terraces, an artificial lawn and a very attractive summerhouse.

The property is situated on this recently constructed and very sought after modern development being handy for the town centre and accessible for commuters. Stafford has the benefit of junctions 13 and 14 of the M6 providing direct access into the national motorway network and M6 toll. It also has an intercity railway station that provides regular services operating to London Euston, some of which take only approximately one hour and twenty minutes.

Agents note: We understand the property is subject to a Greenspace charge. We are waiting further information and cost implications.

what3words: lions.sake.mops

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.staffordbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16032023

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





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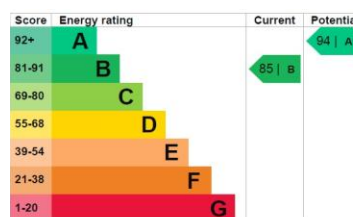
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Agents' Notes

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