

Kingfisher Drive

Colwich, Stafford, ST18 0FH

John 
German






Kingfisher Drive

Colwich, Stafford, ST18 0FH

£525,000



An outstanding family sized detached house situated on an extremely popular development with spacious and exceptionally well presented accommodation complemented by a beautiful garden.

Accommodation - Step inside the reception hall with wooden strip flooring and stairs to the first floor with an under stairs cupboard.

The superb kitchen has an extremely attractive range of oak faced units with contrasting work surfaces incorporating an inset one and a half bowl sink and drainer. Integrated appliances comprise gas hob with stainless steel extractor canopy above, split level double oven, fridge freezer and dishwasher. There are tiled splash backs and a tiled floor. Leading off the kitchen is a superb and very spacious conservatory that gives direct access to a side external seating area and lovely garden.

A separate utility room has a further range of cupboards, stainless steel sink and drainer plus space and provision for domestic appliances.

A separate dining room has a tiled floor and is presented in a Roman style, with downlighting and double French style doors opening to the terrace and garden.

Also off the hall is a separate home office/study plus a guest's cloakroom with WC and wash basin with integrated cupboard beneath.

An elegant and particularly well proportioned lounge is dual aspect with a front facing bay window in addition to French style doors out to the terrace and garden. A traditional fireplace has a marble hearth and inset housing a coal effect fire.

The first floor gallery landing has an airing cupboard and leads to five bedrooms, four of which are double sized rooms. The principal bedroom is exceptionally spacious with downlighting, a dressing room off with built in wardrobes and its own half tiled en suite comprising bath, WC, bidet, separate shower and wash basin with integrated cupboard beneath.

The second bedroom also has a range of built in wardrobes and an en suite comprising corner shower, WC, wash basin with integrated cupboard and contrasting grey splash plates.

The family shower room has a wide shower incorporating a drying area, WC, wash basin set into a vanity unit, contrasting splash plates to the shower wall and half height tiling to the other walls.

Outside - The property is situated in an exceptionally pleasant location off a shared drive that gives access to the property's own private drive leading to the double garage having a pedestrian door to the rear terrace.

The outstanding rear garden is beautifully presented with sunny terraces, some of which are paved and others brick block. A dwarf wall has an immaculate lawn beyond that has a wonderful array of beautifully stocked beds and borders. A delightful path leads to an arbour.

The property is situated on the outskirts of Colwich within easy walking distance of the nature reserve. The collective villages of Colwich, Little and Great Haywood have a range of amenities including garage/post office and store, excellent farm shop and cafe. It is also close to the National Trust Shugborough Estate. Cannock Chase, an area designated as a place of outstanding natural beauty is less than a 5 minute drive away. The location is also convenient for commuters with Rugeley and Lichfield to the south and Stafford to the north, all of which have railway stations.

Note: The property is situated off a shared private drive.

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/06072023

Local Authority/Tax Band: Staffordshire County Council / Tax Band G





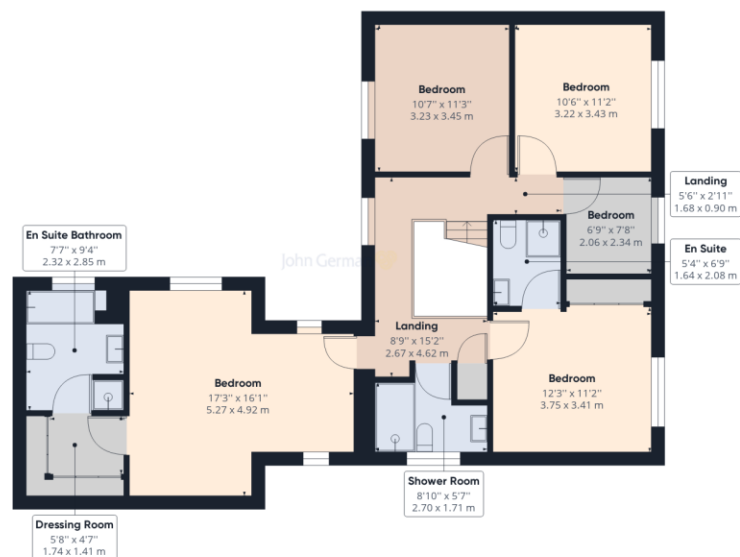


Ground Floor

Approximate total area⁽¹⁾

2324.48 ft²

215.95 m²



Floor 1

(1) Excluding balconies and terraces

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



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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German



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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



