

Wootton Drive
Stafford, ST16 1PU



This very well presented detached family home is situated within a popular location only a short distance from junction 14 of the M6 motorway.

£295,000



John German 

This detached family home has been presented to a high standard throughout, offers generous accommodation and is located in a very convenient and popular part of town. The home comprises in brief entrance hallway, guest doakroom, living room and an open plan kitchen/diner. Upstairs there are four bedrooms and a family bathroom. Outside the property has a driveway and garage with a low maintenance and easy to maintain rear garden.

The front entrance door with storm canopy over, opens into the hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into the lounge, guest doakroom and open plan kitchen/diner.

The heart of the home is the impressive open plan kitchen/diner which is fitted with a matching range of wall & base units with work surfaces over, inset ceramic sink with drainer and mixer tap over, and space to accommodate a number of free standing appliances. There is a window to the rear aspect, a double glazed door to the side aspect, tiled flooring, two ceiling light points and double glazed sliding doors leading out to the rear garden.

The light and inviting living room has a window to the front aspect, gas fire and wooden effect flooring.

Upstairs there are four bedrooms and the family bathroom. The master bedroom has a range of fitted wardrobes, a window to the front aspect, ceiling light point and carpeted flooring.

Bedroom two is a further double bedroom, again with fitted wardrobes, carpeted flooring and window to the rear aspect.

The third bedroom is a smaller double bedroom having fitted wardrobes, carpeted flooring and window to the front aspect.

The fourth bedroom is a single bedroom, ideal as a home office or study.

The modern family bathroom comprises low-level WC, wash hand basin and a panelled bath with mixer tap and electric shower over.

Outside to the front of the property is a driveway providing off-road parking for several vehicles and access into the garage/store. To the rear of the property is a fully enclosed garden with a large gravelled outdoor seating area, perfect for summer entertaining, with a separate composite decked seating area, also with access to the garden room.

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/01082023

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





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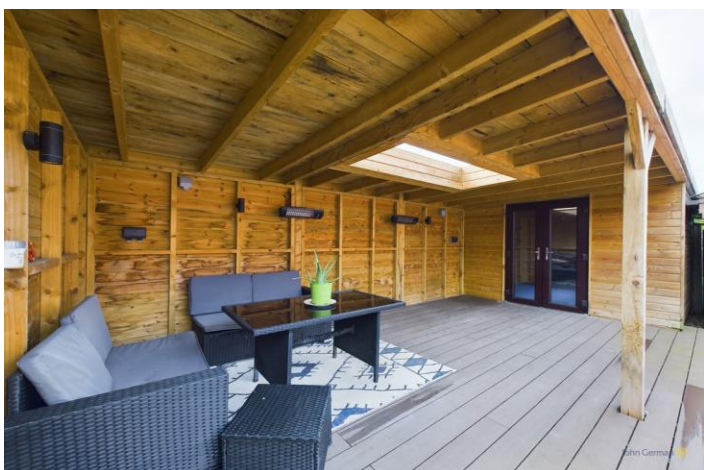
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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