

Quinton Gardens

Stafford, ST18 0GG

John 
German





A modern kitchen with light-colored cabinetry, a dark countertop, and a stainless steel range hood. A wooden dining table with four chairs is set in the foreground. The floor is covered in large, dark grey tiles.

A light blue sofa with a red and blue plaid blanket draped over the back. Two white pillows with the text "RESERVED Paws off" are placed on the sofa. The sofa is positioned in the foreground, facing the glass door.

A large glass door with a white frame, leading to a garden. The garden features a stone patio, outdoor furniture, and a wooden fence. The view outside shows a brick house and greenery.

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£415,000

A traditionally styled retro built home with a luxurious three bedroom and three en suite design, beautifully appointed and upgraded by the current owners.

Built in 2018 and occupying a very pleasant cul de sac position on the edge of this development, this retro style Redrow home has a most thoughtfully designed interior that is complemented by a most attractive garden with garage and driveway parking.

Step beyond the front storm porch and part glazed main door into the Karndean floored reception hall where a staircase leads to the first floor and there is access to a two-piece fitted guest cloakroom with feature round window to front and a separate cloaks storage cupboard.

Leading off the hall is a delightful front facing lounge with elegant bay window and a feature stone finished fireplace with remote control electric fire.

The heart of this home is undoubtedly the stylish and spacious open plan dining / living kitchen which has Karndean flooring throughout, bi-fold garden doors, a full range of ivory toned base and wall units with quartz worktops and upstand, inset sink unit and boiling water tap. There is also a built in double oven, induction hob, extractor hood, dishwasher, fridge/freezer, low voltage spotlights and plinth additional lighting.

Leading off the kitchen is a fitted utility room with matching units, worktops and flooring together with a further sink unit and space for a washing machine and tumble dryer.

On the first floor a centre landing gives access to the three en suite double bedrooms together with hatch access to the loft space.

The master bedroom has a front facing bay window, a fully fitted walk in wardrobe and a luxury en suite bathroom with white and chrome fittings to include a bath, walk in double shower, low level WC, wash hand basin and partial wall tiling.

Bedroom two is a rear facing double room with built in sliding Robes wardrobe and a contemporary white and chrome fitted three piece en suite shower room.

Bedroom three is also a double sized room (currently used as a study) and also has a contemporary three piece white and chrome en suite shower room.

Outside – To the front a detached single garage has a front main door, side pedestrian door, light and power points plus a boarded loft. There is driveway parking in front of the garage.

The front and rear gardens have been professionally designed and landscaped to include a pleasing blend of hard and soft landscaping areas that showcase feature slate paths and patio, sleeper edged borders, shrubbery and perennial planting together with a pergola and sun terrace. The lawned areas have quality astroturf fitted. Outdoor water and lighting.

Note: We understand the property is subject to a Greenspace charge. We are awaiting further information and cost implications.

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/24082023

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





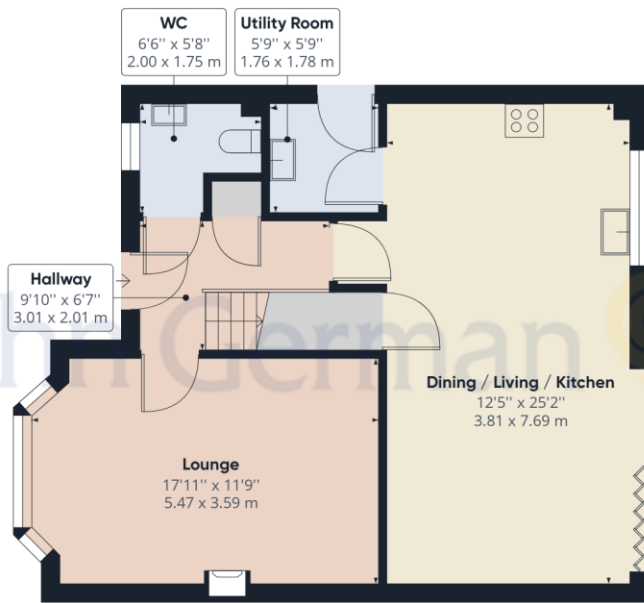




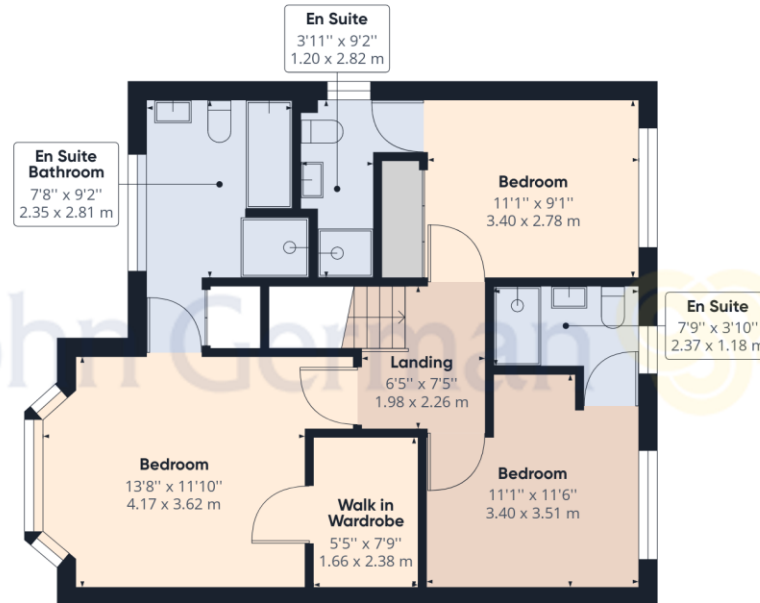


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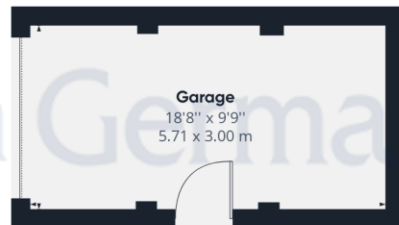




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1527.78 ft²

141.94 m²

(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.

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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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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