

Bude Drive

Stafford, ST17 0GW

John 
German





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£375,000

Extending to over 1500 sq.ft, this executive detached family home enjoys views over open fields to the front and is offered to the market with no upward chain.



This executive detached family home is situated in the popular and sought after location of Saxonfields within Stafford. The property spans over 1,500 square feet and occupies a delightful position on the edge of the development with open fields opposite. Viewing is essential to appreciate its location, spacious rooms, local schooling and much more!

Step into the hallway with tiled flooring, stairs to the first floor with a useful understairs storage cupboard and doors off to the ground floor accommodation including the guest's WC.

The bright and spacious living room has wooden effect flooring, windows to the front and side aspect, gas fire set within a decorative surround and a ceiling light point. An archway leads into the dining room that is a further well-proportioned reception room having uPVC double glazed French doors to the rear garden, ceiling light point and wooden effect flooring.

The breakfast kitchen is fitted with a range of matching range wall and base units with work surfaces over, an inset sink with drainer and mixer tap, tiled splashbacks and a range of fitted kitchen appliances. Tiled flooring runs underfoot, a window overlooks the rear and double glazed double doors give access out to the rear garden.

There is a separate utility room with space and plumbing for both a washing machine and tumble dryer, the wall mounted boiler and a door to the side aspect.

Upstairs there are five bedrooms, four of which are well proportioned double rooms all with fitted wardrobes and the larger two rooms also benefit from their own en-suites. The fifth bedroom is an ideal study or dressing room.

Completing the first floor is the family bathroom having a white panelled bath with mixer attachment, low level WC, wash hand basin, heated towel rail, tiled flooring and window to the rear aspect.

Outside the front of the property is accessed via a shared driveway which leads to a private tarmac driveway providing off-road parking for several vehicles also provides access to the integral garage.

To the rear of the property is an enclosed garden with patio seating area and lawned garden.

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.

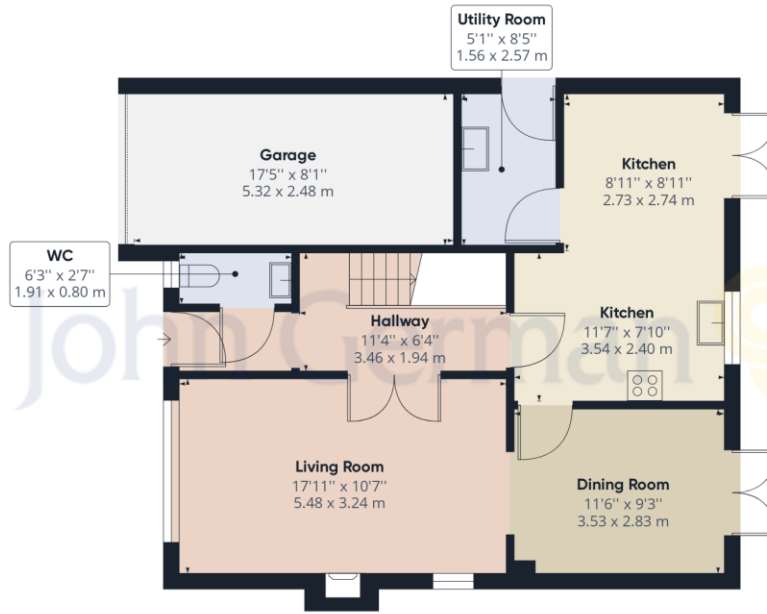
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04092023

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





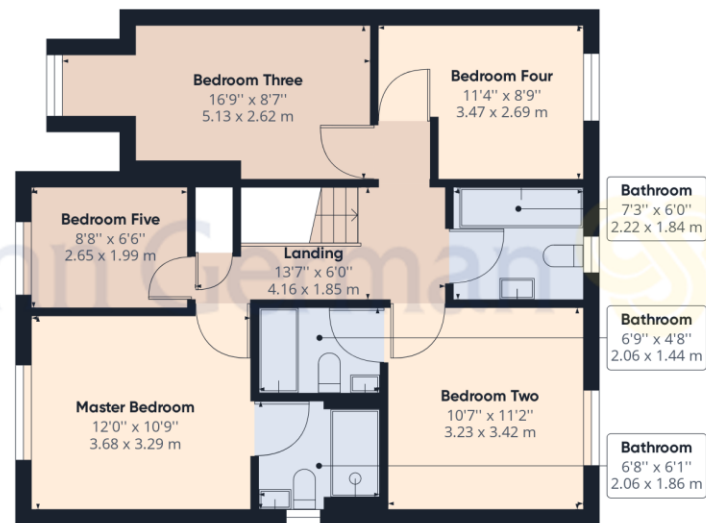


Ground Floor

Approximate total area⁽¹⁾

1506.26 ft²

139.94 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.

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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		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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