

Northburgh Avenue

Stafford, ST18 0GW

John German





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£415,000

A beautifully appointed and superbly presented modern detached residence situated on this exceptionally popular development that is so convenient for the county town centre of Stafford.



Accommodation - A covered porch opens to a reception hall which has stairs rising to the first floor landing and a useful storage cupboard beneath. On your right is a well proportioned lounge with ceiling spotlights and a feature bay window overlooking the front.

Across the rear is a superb living and dining kitchen that is beautifully presented having an extensive range of contemporary units complemented by granite work surfaces, drainer and dining bar. There is a recessed sink and integrated appliances comprise a gas hob with stainless steel extractor canopy above, split level double oven, fridge/freezer, dishwasher and wine cooler. In addition there is a useful walk in cupboard, downlighting and from the dining area double French style doors with full height side windows open to the terrace and garden.

A utility room has a matching range of units and worktops, a recessed sink plus space and provision for domestic appliances. A guest's cloakroom has a wall hung wash basin and WC.

On the first floor landing is a linen cupboard plus a separate cupboard housing the pressurised hot water cylinder.

The principal bedroom has a front facing bay window, built in wardrobes extending full width to one wall plus its own tastefully appointed en suite comprising shower, wall hung wash basin, WC and chrome towel radiator.

The three further well proportioned bedrooms are served by the superbly appointed family bathroom having a bath with shower and screen above, wall hung wash basin, WC and chrome vertical towel radiator.

Outside - The house stands back from the road beyond a lawned fore garden and a driveway that leads to the garage that has been converted into a storage area which in turn leads to the gym with external side door and wash basin.

A side path gives access to the rear garden having a paved terrace and lawn beyond.

The property is situated on this very popular and highly respected development that is convenient for the county town centre of Stafford which has a mainline intercity railway station providing regular services to London Euston some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

Agents note: We understand the property is subject to a Greenspace charge. We await further information.

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.

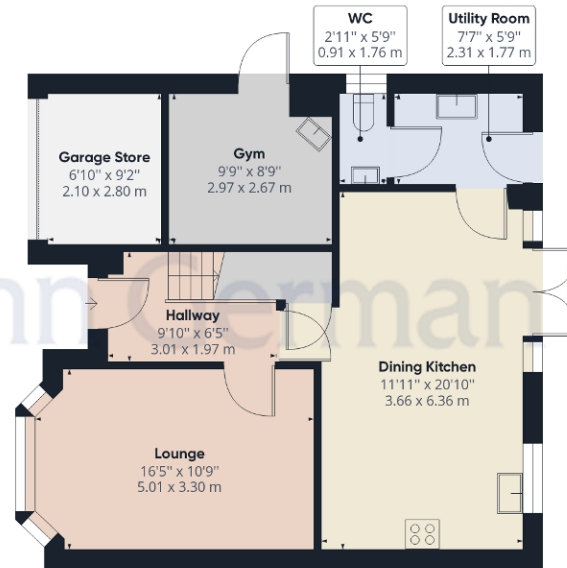
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/20102023

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





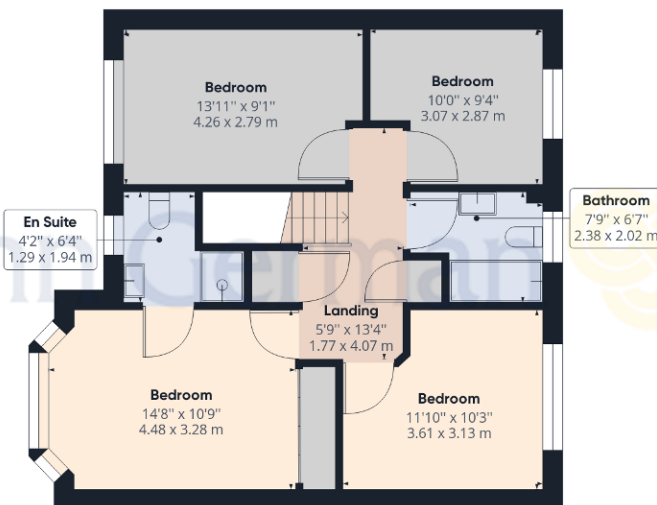


Ground Floor

Approximate total area⁽¹⁾

1382.88 ft²

128.47 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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