

Downderry Close

Stafford, ST17 9UT



A detached house occupying a very pleasant corner plot position within this popular cul de sac location. The house has the benefit of a good sized drive which leads to a carport and then in turn a garage.

£289,950

John German 

ACCOMMODATION

Reception hall with stairs rising to the first floor landing and a cloakroom off having the benefit of a WC and wash basin with integrated cupboard beneath and tiled splashback.

Delightful lounge which is well proportioned and has the benefit of a marble fireplace with gas coal effect fire. There is also a box bay front facing window.

Separate dining room having patio doors opening to the garden and an attractively appointed kitchen with a comprehensive range of high and low level units, contrasting granite effect work surfaces and a stainless steel sink and drainer. There is an integrated Neff gas hob, Neff split level oven, Neff extractor hood, tiled splash backs and tiled floor.

First floor landing having a cupboard which houses the gas fire boiler and off which leads four bedrooms, two of which have built in wardrobes.

Tastefully presented bathroom having a white suite comprising bath, wash basin with integrated cupboard beneath, WC, separate shower, chrome vertical towel radiator and contrasting tiling to the floor and walls.

The house stands back from the road beyond a good sized drive and adjacent mainly lawned garden. The drive extends to a carport which in turn leads to a garage. There is a paved terrace and lawned rear garden.

The property is situated in a popular development handily situated for the county town centre of Stafford which has an intercity railway station where there are regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

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/27102023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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