



A superbly presented and extended three bed detached house with large open plan living/dining kitchen, private gardens and ample parking. Located in the sought after Wildwood area, conveniently close to all amenities.

£260,000

Approached from Wildwood Drive and Barnfield Way, Deepdales is a very pleasant cul de sac towards the edge of the estate and only a few minutes walk to the open parkland of the Wildwood Nature Reserve and Park, the Staffs and Worcester Canal and the River Penk. Stafford town centre and station are approximately 10 minutes by car.

This very well presented family home has gas central heating and uPVC double glazing and offers new modern polycarbonate front and side entrance doors. There is an entrance hall with access to the staircase and first floor landing and access also to a front facing family lounge with modern stylish décor and a bow window.

Glazed double doors lead from this room into a large and impressive open plan living/dining kitchen with double door rear access into the gardens, high gloss white fitted kitchen area with contrasting worktops, centre island and breakfast bar, inset sink unit, appliances include a range cooker, cooker hood and wine cooler, appliance space for a washing machine and American sized fridge freezer, ample space a dining table and chairs and additional furniture.

On the first floor, the landing has a side aspect window and access to the three bedrooms, bathroom and airing cupboard.

Bedroom one is a stylishly presented front aspect double room with built in wardrobes, bedroom two is a rear facing double room and bedroom three is a single bedroom with front aspect and a built in wardrobe.

The family bathroom is fully tiled and fitted with a white and chrome suite to include a panelled bath with shower over, low level WC and wash hand basin.

Outside, block paved frontage and driveway with EV charger and double timber gates to the side of the house that leads to a further enclosed driveway area and the privately enclosed rear garden with stone paved patio, shaped lawn, timber garden shed with electric and both gravelled and decked seating areas.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/15022024

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John German





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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