

# Newport Road

Great Bridgeford, Stafford, ST18 9PR



A superb traditional semi detached house and substantial garden with a large modern open plan living kitchen including bi-fold doors and an atrium skylight.

£290,000

John German 

Positioned behind a private service road that leads off Newport Road, this much improved traditional semi detached house is a great buy for family purchasers seeking a village lifestyle but at the same time the nearby urban conveniences of Stafford and the M6. Closeby villages including Woodseaves, Seighford and Eccleshall and the popular Cooper Perry Primary School is only one mile or so away.

The property is uPVC double glazed throughout and has LPG central heating and offers a fully enclosed storm porch entrance that then leads into a good sized reception hall with timber finished flooring, spindle balustraded staircase to the first floor and access to a guest's cloakroom/shower with double width shower, low level WC and wash hand basin.

Positioned at the front of the property is a comfortably sized sitting room with bay window and a log burning stove.

The heart of this home is undoubtedly the spacious and extended contemporary open plan living/dining kitchen that has bi-fold doors leading out to the rear garden, timber finished flooring throughout, large atrium skylight feature and a full range of shaker style ivory base and wall units with hardwood block worktops, centre island with breakfast bar, enamel sink unit, double built in oven, induction hob, extractor hood, dishwasher and fridge freezer.

Leading off the kitchen is a utility area with a further range of matching storage cupboards.

The first floor landing gives access to the three bedrooms and family bathroom. Bedrooms one and two are both double sized rooms, one overlooking the rear garden and one overlooking the front garden, Newport Road and fields beyond. Bedroom three is a single bedroom also enjoying a pleasant front facing aspect.

The family bathroom is of excellent size and has dual aspect windows, partial tiling and a white suite comprising bath, separate shower, low level WC and wash hand basin.

Outside a single garage has double doors and side pedestrian door. Driveway parking to the front and side of the house together with a lawned and hedged foregarden.

The rear garden is perfect for the young growing family and offers a patio and pathways, two lawns, fenced boundaries, various shrubs and plants, garden shed and two brick outbuildings.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/26022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	51 E	
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

John German  
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR  
01785 236600  
stafford@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent