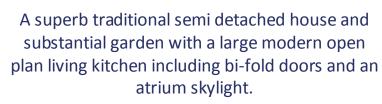
## Newport Road

Great Bridgeford, Stafford, ST18 9PR







£290,000





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: MainsHeating: 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 <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>Local Authority/Tax Band:Stafford Borough Council / Tax Band CUseful Websites:www.gov.uk/government/organisations/environment-agencyOur Ref:JGA/26022024

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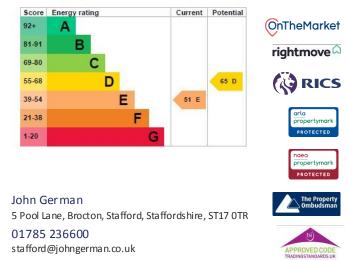


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