

# Radford Rise

Stafford, ST17 4PS

John   
German





# Radford Rise

Stafford, ST17 4PS

£995,000



A truly outstanding detached house which is beautifully presented and exceptionally spacious. Situated in an exclusive and highly sought after private road.

#### Accommodation:

Canopy porch entrance leading to an exceptionally impressive and very spacious reception hall providing a most welcome introduction to this outstanding property and having tiled floor, built in cupboard and stairs rising to the first floor gallery landing.

There is a very comfortable sitting room/study, in addition to an elegant lounge which has glazed double doors opening to the main reception hall, solid oak stripped floor, dual aspect and having a recessed fireplace with Chesneys log burner and granite hearth. There is also an attractive feature traditional style radiator.

Very spacious sitting/games room having a tiled floor, feature wall covering to one wall, glazed double doors opening to the reception hall and doors opening to the stunning open plan dining kitchen. The kitchen area has an extensive range of bespoke units with contrasting granite work surfaces and inset sink unit, integrated dishwasher and wine cooler and a wonderful shaped island unit, again having granite work surfaces with inset sink and also extending to a granite dining bar. There is space and provision for a range style oven and American style fridge freezer (please note that these are not included in the sale). The tiled floor extends into the very spacious dining area which is capable of incorporating a large dining table and has bifold doors opening to the superb sun terrace and garden.

Utility room having space and provision for domestic appliances, stainless steel sink and drainer, granite effect work surfaces and base cupboards. In addition, there is a built in cupboard and a tiled floor which leads into the cloakroom having a rectangular wash basin with integrated cupboard beneath and WC.

First floor gallery landing with built in cupboards and off which leads six double bedrooms. Five of the bedrooms have beautifully appointed en suites and showers with both conventional and waterfall heads and exquisite tiling. The principal bedroom is exceptionally spacious having walk in wardrobe/dressing area in addition to a further built in wardrobe. The family bathroom is beautifully appointed having a freestanding roll top bath, wall hung wash basin, WC, full height mirror and again, exquisite tiling.

Outside, there is a very spacious gravelled in-out drive capable of parking numerous vehicles and also giving access to the double garage which has an electric remote roller shutter door and also has the benefit of a personal door into the utility room. There is a side garden area with wrought iron gate leading to a very spacious sun terrace which provides an excellent entertaining area with flagstone base, brick retaining wall and steps down to the lawned rear garden.

Radford Rise is a private road, one of the most sought after exclusive roads in this area of Stafford, exceptionally convenient for schools of all ages and walking distance of local shopping facilities at both Bodmin Avenue and Wildwood. The county town of Stafford has an intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:** The property is situated off a shared private drive and there will contribution to maintenance as and when necessary.

The Land Registry document mentions various rights, charges and covenants and a copy of the document is available for inspection upon request.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** TBC - 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/27032024

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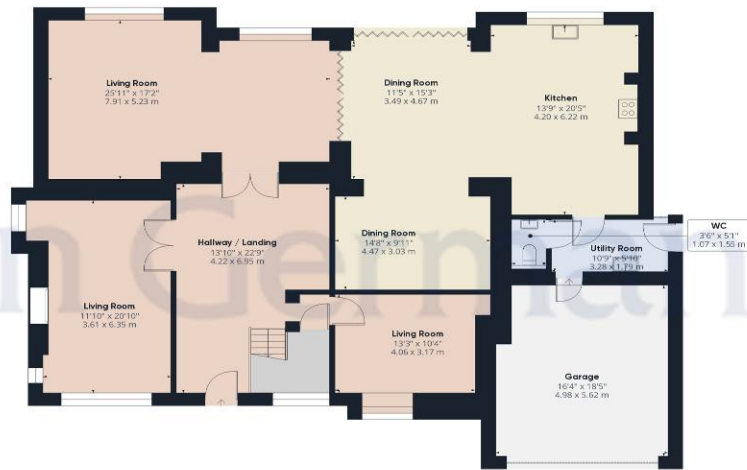
Agents' Notes

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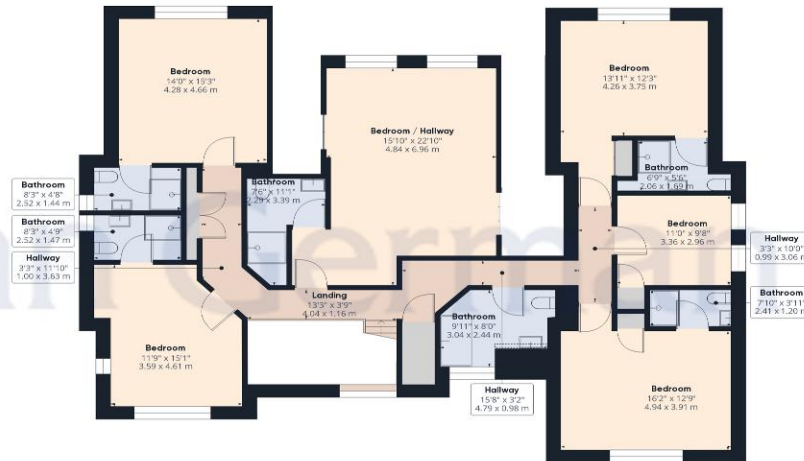
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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



Ground Floor



Floor 1

Approximate total area<sup>①</sup>

3961.44 ft<sup>2</sup>  
368.03 m<sup>2</sup>

Reduced headroom

2.34 ft<sup>2</sup>  
0.22 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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