

Newbold Drive

Stafford, ST16 1WA

John 
German





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Stafford, ST16 1WA

£300,000

This well presented detached family home is situated on the popular Marston Grange development of homes in the county town of Stafford ideally situated for the nearby Junction 14 of the M6.



This modern and well-presented four bedroom detached family home occupies a lovely position on Newbold Drive overlooking a green area. Built by well-regarded developers Taylor Wimpey, Marston Grange is a popular modern development of homes ideally situated for commuters as you are within easy reach of J14 of the M6 motorway and the nearby A34. The county town of Stafford benefits from its own intercity railway station which provides regular services to many destinations such as London Euston taking approximately one hour and twenty minutes, ideal for those working in the capital.

Internally the property comprises of a welcoming entrance hall with carpeted flooring and stairs rising to the first floor landing with clever understairs storage area. Leading off is a guest's WC and a further storage cupboard.

To the front of the property is the beautifully presented and good sized lounge having a bay window to the front aspect, carpeted flooring and a ceiling light point.

Across the back of the property is the impressive open plan kitchen/diner fitted with a contemporary style range of wall and base units with work surfaces over and tiled splashbacks. Integrated appliances include an oven and grill, gas hob and extractor above. There is a wall mounted boiler, tiled flooring, space for a dishwasher and space for a freestanding American fridge/freezer (not included in the sale). There is a rear facing window and double doors opening to the garden.

Leading off the kitchen is a pantry/utility with space and plumbing for a washing machine plus practical pantry space for extra food and condiments etc.

Upstairs a good sized landing leads to the four bedrooms and family bathroom. The rear facing master bedroom has a fitted wardrobe with glazed sliding doors and its own modern en suite shower room.

Bedroom two is a good sized double with fitted wardrobe and bedrooms three and four would make ideal single bedrooms, dressing room or study. The family bathroom comprises of wash hand basin with chrome taps, white panelled bath with glass shower screen and mains shower over, low level WC and a mirrored bathroom wall unit.

Outside to the front of the property is a small lawn with a few different plants and shrubs and a paved path to the front door. To the side of the property is a driveway providing off-road parking for several vehicles leading to the detached garage with an up and over door.

To the rear of the property is a landscaped enclosed garden with two generously sized patio seating areas, a lawn, a variety of plants and shrubs plus a pedestrian door giving access into the garage.

Notes: There is an estate maintenance charge of approx. £144 per annum. NHBC warranty valid until 2026.

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: Gas (boiler last serviced in October 2023)

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

Broadband type: Fibre

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

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

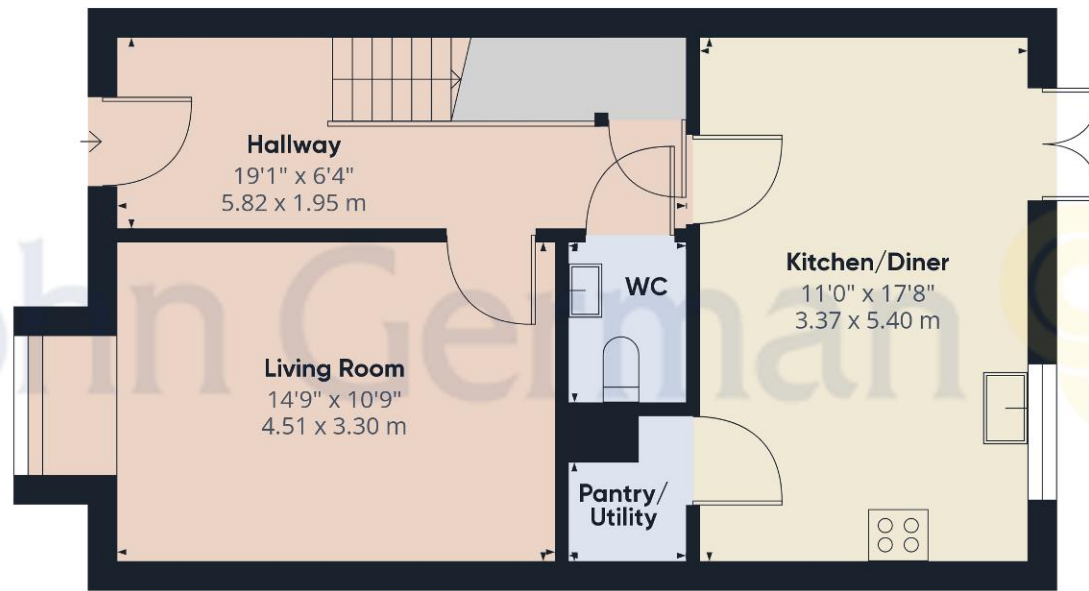
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

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

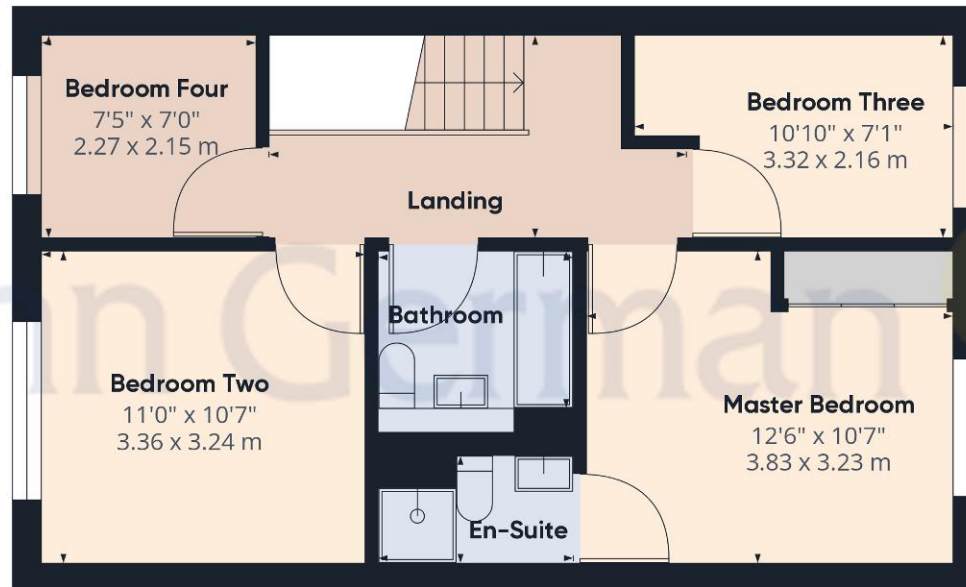
Our Ref: JGA/24042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1047.36 ft²

97.3 m²

(1) Excluding balconies and terraces

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

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Agents' Notes

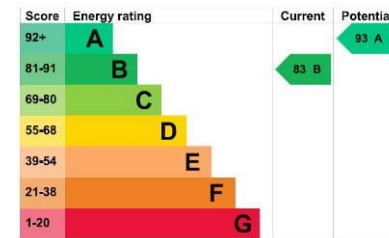
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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 that we receive on average £150 per referral.

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