

# Barn Bank Lane

Stafford, ST17 9HB

John   
German





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£600,000

An exceptionally spacious four/five bedroom, five bathroom detached house with a stunning family lounge, separate dining room and large breakfast kitchen together with garaging, generous driveway and a 0.25 acre southerly facing garden.

Located in a leafy lane setting convenient for local amenities, Stafford town centre and junction 13 of the M6, this is an individual detached house of extra generous proportions that is tailor made for the family that seeks space and versatility of accommodation and offers excellent value for money.

The property is gas centrally heated and uPVC double glazed and offers a large entrance/reception hall that gives central access to all principal ground floor rooms and the staircase to the first floor.

Leading off and enjoying views of the rear garden is the exceptional lounge which has dual aspect light, double doors leading to the rear terrace and a focal point brick and log burning stove fireplace.

A superb dining room also leads off the hall and has dual aspect windows, space to accommodate a very large dining table and feature parquet flooring.

Also enjoying views of the rear garden is the oak fitted breakfast kitchen with a full range of base and wall units, contrasting worktops and matching splash back, inset one and a half bowl sink unit, built in cooker, hob, extractor hood, two dishwashers and a fridge/freezer. There is a fully tiled floor and access to an adjacent utility room with matching units and appliance spaces for a washing machine and tumble dryer.

Leading off the utility room is a rear entrance lobby, a useful home office and internal secure access to the garage.

Completing the ground floor accommodation is a further front facing sitting room with parquet flooring, or used currently as a fifth bedroom as it is positioned adjacent to the guest's cloakroom/shower which is refitted with a contemporary white suite and fittings to include a walk-in showering area, pedestal wash hand basin and low level WC.

On the first floor a substantially sized part galleried landing gives access to the four double bedrooms, three en suites and family bathroom. There is also a loft access hatch.

The master bedroom enjoys a southerly facing garden outlook and has a modern three piece white and chrome en suite shower room.

Bedrooms two and three are both double sized front facing bedrooms and each has its own three piece refitted en suite shower room.

Bedroom four is a double sized rear garden room with built in wardrobe and convenient access to the adjacent family bathroom with white and chrome suite to comprise bath, wash hand basin and low level WC.

Outside – A garage to the side of the house has an up and over door, rear personal security door, electric light and power points.

Driveway parking for six cars or and several feature trees.

The whole plot extends to approximately 0.25 of an acre, enjoying a southerly orientation to the rear and offers a full width decked and stone patio, an open sided al fresco dining/barbeque shelter, large lawn, fenced boundaries and a range of mature trees and shrubs.

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

**Property construction :**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 F

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

**Our Ref:** JGA/26042024

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Ground Floor

Approximate total area<sup>(1)</sup>

2732.09 ft<sup>2</sup>

253.82 m<sup>2</sup>



Floor 1

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



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