

St. Austell Close

Stafford, ST17 0EE

John 
German





St. Austell Close

Stafford, ST17 0EE

£450,000



Truly outstanding detached bungalow which has been considerably improved and extended and has many excellent features including an open plan living dining kitchen, and a conservatory opening onto a wonderful outdoor entertaining space with superb gazebo, beyond which lies an extensive garden.

Accommodation: Enclosed porch opening into reception hall which has both fitted and built-in cupboards, where a superb range of modern doors with contrasting door furniture lead into various rooms. From the main reception hall there are two bedrooms, both of which have built-in wardrobes. There is also an excellent family bathroom having a bath with shower over, wash basin and WC set into integrated unit, chrome vertical radiator and splendid tiling.

Exceptionally attractive open plan living dining kitchen, the sitting area has a modern fire surround with marble hearth inset, opening to further spacious sitting area and a particularly generous size dining area which has fitted work station and off which leads an attractive kitchen which has a range of white gloss units with contrasting granite effect work surfaces and circular stainless steel sink and drainer. There is an integrated gas hob with extractor above and split level oven. Additional built-in cupboard and also separate utility room which has space and provision for domestic appliances.

The principal bedroom is particularly well positioned, having patio doors opening directly onto the sun terrace and both built-in and fitted wardrobes. The en suite has a double width shower with conventional and waterfall heads and WC and wash basin set into an integrated unit.

Exceptionally appealing conservatory which opens directly onto the terrace and provides an excellent indoor or outdoor entertaining space.

Outside, the property stands well back from the road beyond a particularly spacious drive which is capable of parking numerous cars. There is a gated side entrance leading to a deep sun terrace which provides a wonderful outdoor entertaining area with a stunning and very spacious gazebo, beyond which lies a private and spacious mainly lawned rear garden with conifer hedge providing degree of privacy, there is also a further hidden garden area.

The bungalow would be attractive to all age groups including making a fine family home. It is exceptionally well situated within walking distance of the Bod, and the other amenities at Bodmin avenue. In addition it is within walking distance of schools for all ages. The county town of Stafford has a mainline intercity railway station with many services operating to London Euston, some of which take only approximately one hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes: The land registry document does refer to charges and covenants, and a copy of the document is available upon request. Land registry no SF464528. The property was extended in 2003 and planning permission was granted against application 0243337/FUL on 31/1/2003. We further understand that building control inspections were carried out, however there is no formal completion certificate.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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 C

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

Our Ref: JGA19072024







Approximate total area⁽¹⁾
 1469.7 ft²
 136.54 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.

GIRAFFE360



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

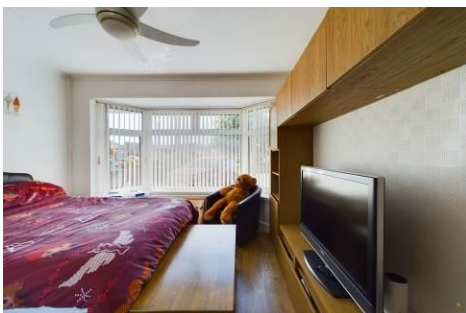
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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



