

Ampleforth Drive

Stafford, ST17 4TE

John German




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£410,000



A superbly presented, much improved and upgraded, five bedroom detached house with excellent garden, off road parking and garage, and convenient for all amenities.

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Located on this established and popular development and offering ideal accommodation for the young growing family, this much loved property is tastefully decorated throughout and has been stylishly updated in terms of a refitted dining kitchen and updated family bathroom and en suite.

The property is gas centrally heated and uPVC double glazed and offers a storm canopy and polycarbonate front main door that leads you into a good sized reception hall with tiled floor, dado rail, spindle balustrade stairs to first floor, under stairs storage cupboard and access to a well appointed two piece guest cloakroom. Leading off the reception hall is the reappointed family sized open plan dining kitchen with direct access to and views of the rear garden. There is a full range of ivory toned panel fronted base and wall units with granite worktops, glass splashback, built in double oven, induction hob, extractor hood, dishwasher, inset sink, appliances spaces for an American style fridge freezer and washer/dryer, and wall mounted TV. There are two reception rooms within the property, a beautifully presented front facing family lounge with walk in bay window and wall mounted glass fronted gas fire, and a separate dining/sitting room with patio doors leading out to a generously sized uPVC double glazed conservatory that enjoys a very pleasant aspect overlooking the rear garden.

A centrally positioned semi galleried first floor landing gives access to five bedrooms, family bathroom and an airing cupboard. The master bedroom has a front facing outlook, two double built in wardrobes and access to a re-appointed white and chrome contemporary style en suite shower room with extensive tiling and bespoke cabinet fitted wash hand basin and low level WC. Bedroom two is a double sized rear facing room with freestanding wardrobe and fitted shelving. Bedroom three is a double sized front facing room with space for wardrobe and study furniture. Bedrooms four and five are single sized children's bedrooms and one of these also has built in wardrobes. The family bathroom has been most tastefully refitted and redesigned as a family shower room and has a range of bespoke cabinet furniture with quartz top to fit with the wash hand basin, low level WC and large double walk in shower.

Outside, single garage with remotely operated electric roller shutter door, rear personal door to the kitchen, electric, light and power points, and Worcester gas fired central heating boiler. Block paved drive and frontage with space for four cars or so. The rear garden enjoys a good degree of privacy and maturity and offers fully fenced boundaries, a wide main patio area adjacent to the house, additional seating areas, shrubbery and perennial borders, vegetable beds, brick-built BBQ, timber garden shed (5ft x 7ft) with fitted shelving and a cold frame, and a gated side entrance.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **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: Cable - 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

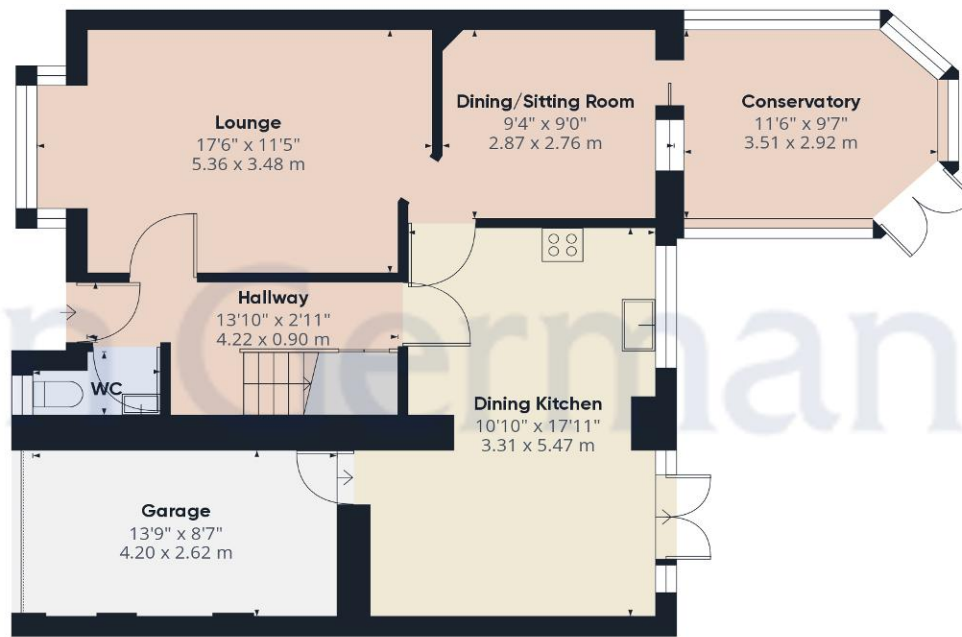
Long term flood risk information – www.gov.uk/checklongtermfloodrisk

Our Ref: JGA/07082024

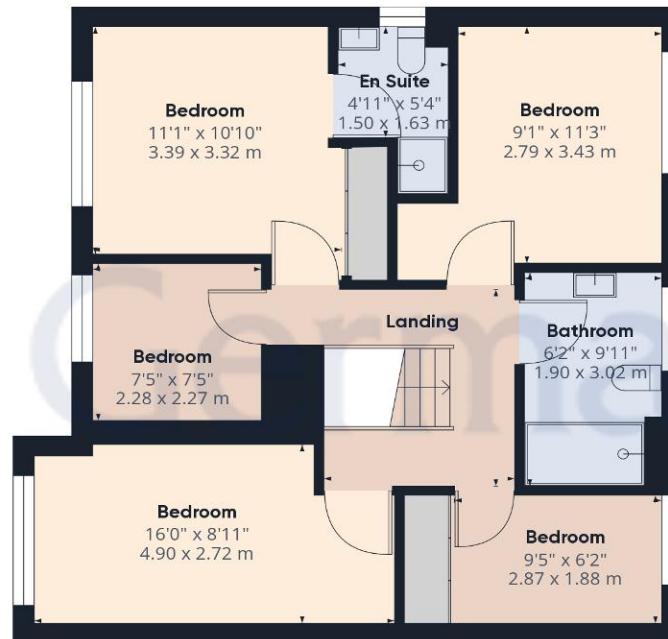
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1511.04 ft²

140.38 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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