

# Newport Road

Stafford, ST16 1DA

John German



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£775,000

A truly outstanding traditional detached house which stands well back from the road beyond a gated and spacious drive capable of parking numerous vehicles, with an established lawn front garden extending to the side. Internally the property has a wealth of individual charm and character.



There is a traditional porch which leads to a very impressive hall providing a most welcome introduction to this charming traditional family home, having an oak floor, stairs rising to the first floor landing and a cloaks cupboard off.

The elegant and particularly spacious, extended lounge has a stone fireplace and a rear facing window with window seat enjoying views of the extensive garden. Double French style doors open onto the sun terrace and there is a feature wall covering to one wall. The separate formal dining room is particularly well proportioned and has a front facing bay window and a cast log burner. There is also a games room with front facing bay window and feature wall covering to one wall.

The attractive and very well appointed kitchen has a comprehensive range of high and low level units with contrasting granite work surfaces and a one and half bowl sink and drainer. Integrated appliances comprise oven, hob and dishwasher, in addition to a recess housing a Rangemaster oven. There is also a useful pantry off and a spacious utility room which has a Belfast style sink, further cupboards, work surfaces and space for domestic appliances. From the utility there is a useful home office and also a cloakroom with WC and wash basin.

The charming first floor gallery landing has an exposed wooden floor and off which leads the principal bedroom which has been extended making it exceptionally spacious, with an extensive range of built in furniture, a cast ornamental fireplace and enjoying views over the rear garden. The exquisitely appointed en suite has beautiful full height tiling, roll top free-standing bath with traditional chrome mixer tap and shower, WC, pedestal wash basin, a separate shower with both conventional and waterfall heads, and a chrome vertical radiator.

There are three further excellent bedrooms, one of which has the benefit of an adjoining fifth occasional bedroom. The family bathroom has a white suite comprising P shaped spa bath with screen and shower above, pedestal wash basin, traditional WC, superb full height tiling and an airing cupboard. There is also a further separate WC and wash basin on the first floor.

The property stands well back from the road behind a gated drive capable of parking numerous vehicles, with an attractive mature lawn extending to the side and established borders.

The large rear garden is mainly laid to lawn with a variety of established trees, a sun terrace extending directly from the house to the side and rear of the property, in addition to a further sun terrace. There is also a brick store and timber garden shed. Please note that the African style Breeze House/gazebo is not included in the sale, however, may be available by separate negotiation.

The property enjoys an enviable location situated in this established and sought after road which is convenient for both the town centre and the railway station. Stafford railway station offers intercity railway services including regular services to London Euston, some of which take only approximately 1 hour 20 minutes.

**Agents notes:**

-There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

-We understand there are tree preservation orders appertaining to various trees on the site.

-The African style Breeze House/gazebo is not included in the sale, however, may be available by separate negotiation.

**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

**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)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/22082024

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.

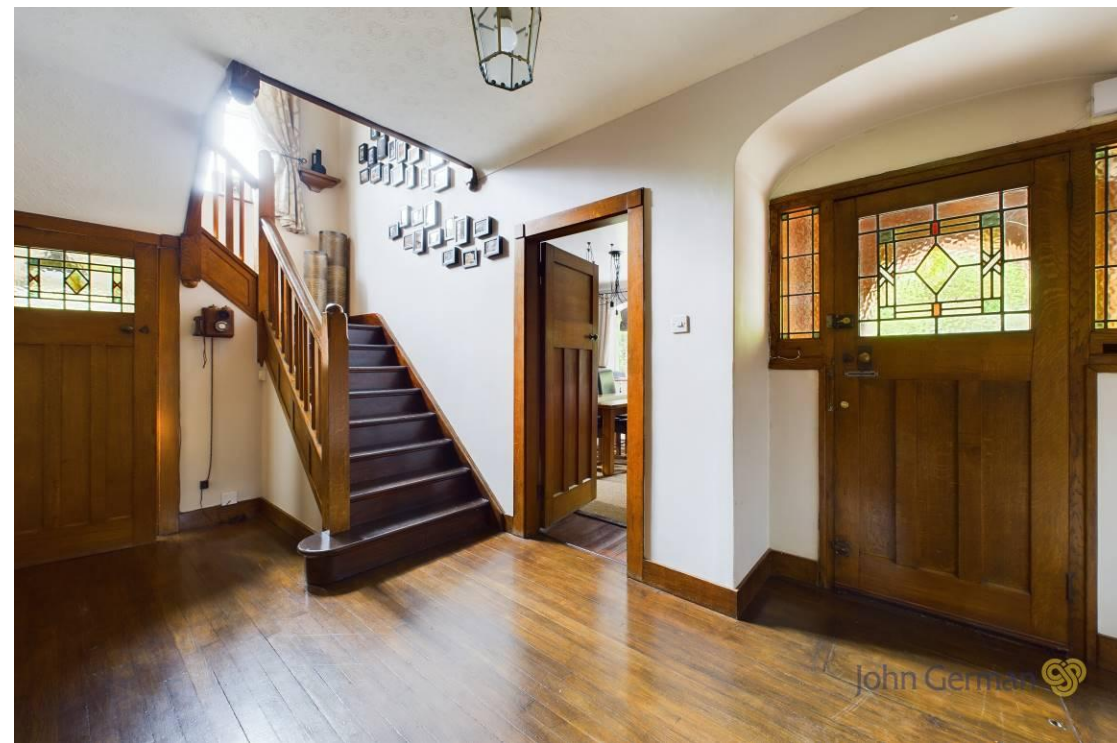
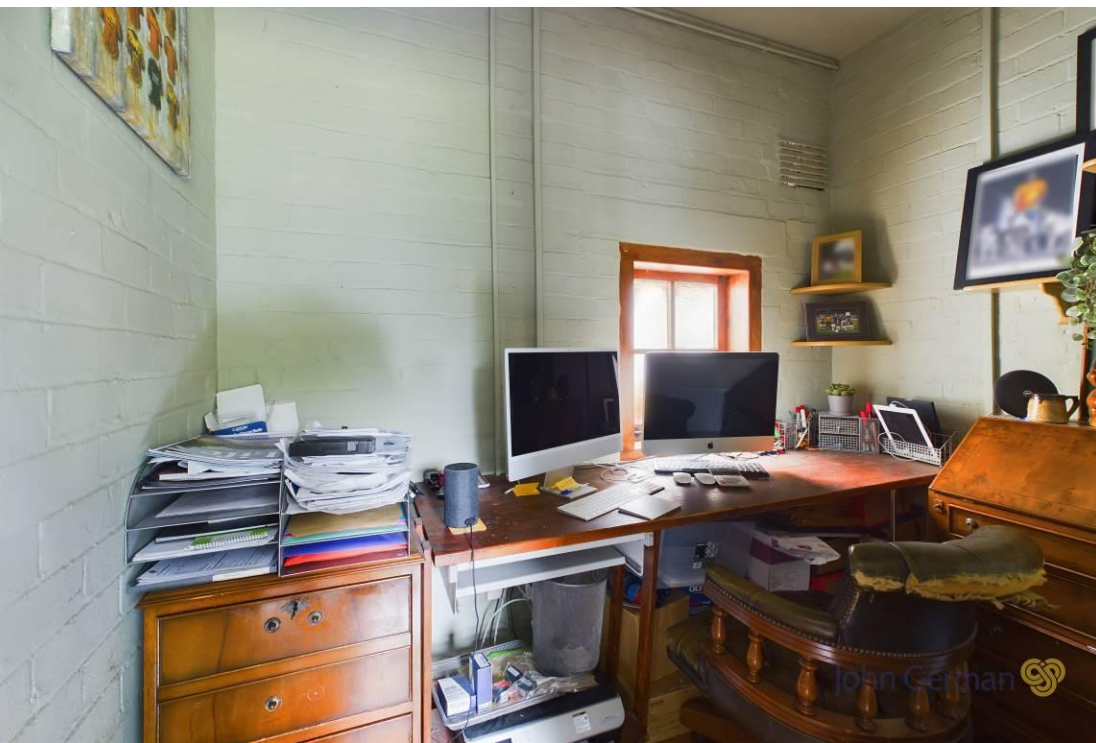
























Ground Floor

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

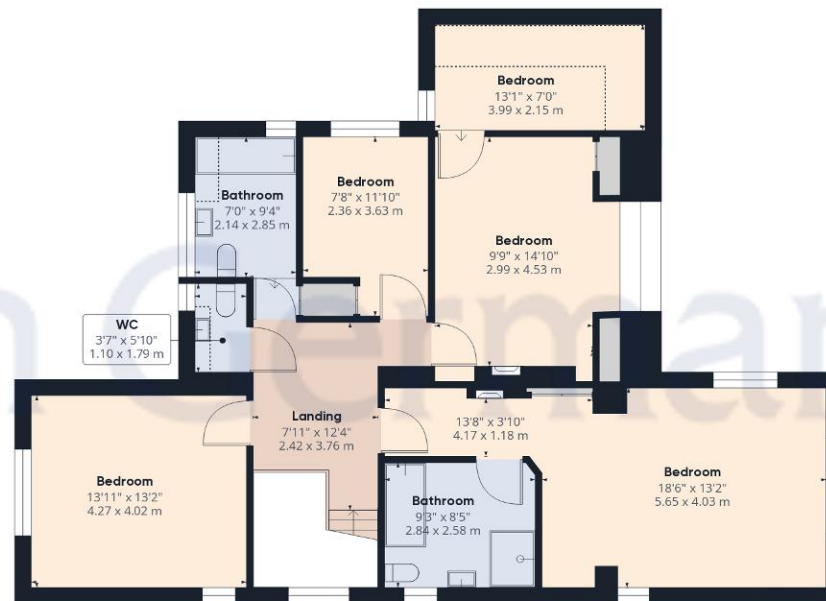
2497.87 ft<sup>2</sup>

232.06 m<sup>2</sup>

Reduced headroom

67.38 ft<sup>2</sup>

6.26 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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