

Beechcroft Avenue

Stafford, ST16 1BJ

John German





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£495,000

A particularly appealing detached family house that is very well presented throughout complemented by a delightful garden located on an exclusive private drive yet within walking distance of both the railway station and town centre.

This modern detached family home enjoys an enviable secluded location yet still being extremely convenient for the town centre and railway station which has regular services to London Euston, some of which take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Step inside the reception hall where stairs rise to the first floor with a useful under stairs cupboard. A door leads to a guest's cloakroom having a WC and wash basin with integrated cupboard beneath, chrome towel radiator, tiled splash backs and a tiled floor.

Next is the study which overlooks the front and across the hall is the delightful lounge which has a front facing bay window, feature wall covering to two walls and a modern remote gas fire. Double doors open to a separate and very pleasant dining room that overlooks the rear garden.

Adjacent is the superb breakfast kitchen which is beautifully appointed having a range of white units with contrasting granite work surfaces and drainer plus a recessed one and a half bowl sink. There is a matching island unit which has base units, a wine cooler and the same granite worktop that incorporates a four seater dining bar. Other integrated appliances comprise an induction hob with extractor canopy above, oven and combination microwave plus space for an American style fridge freezer. Sparkling granite tiled floor runs underfoot and French style doors open to the garden.

On the first floor landing, a cupboard housing the boiler and doors lead to the four bedrooms and bathroom. The principal bedroom has attractive white panelling to the walls, downlighting and a beautifully appointed en suite comprising shower with both conventional and waterfall heads, wash basin with integrated drawers beneath, towel radiator, WC and exquisite tiling.

The three further well proportioned bedrooms share the stunning family bathroom with splendid full height tiling, spa bath, wash basin with integrated drawers beneath, WC and a separate shower.

Outside - The property is situated off a shared private drive giving access to ample parking to the front of the property that in turn gives access to the double garage.

To the rear is a delightful sun terrace that extends to side elevation, perfect for outdoor dining and entertaining. In addition there is a shaped lawn surrounded by raised and abundantly stocked planters.

The property has the benefit of an electric car charging point.

Notes: The double garage is attached to a neighbours garage. The property is situated off a shared private drive. A drainage tank is sunken beneath the rear garden. The land registry refers to rights and covenants, a copy is available upon request.

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: Traditional

Parking: Double garage & drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband and type: Standard, Superfast and Ultrafast are available.

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

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

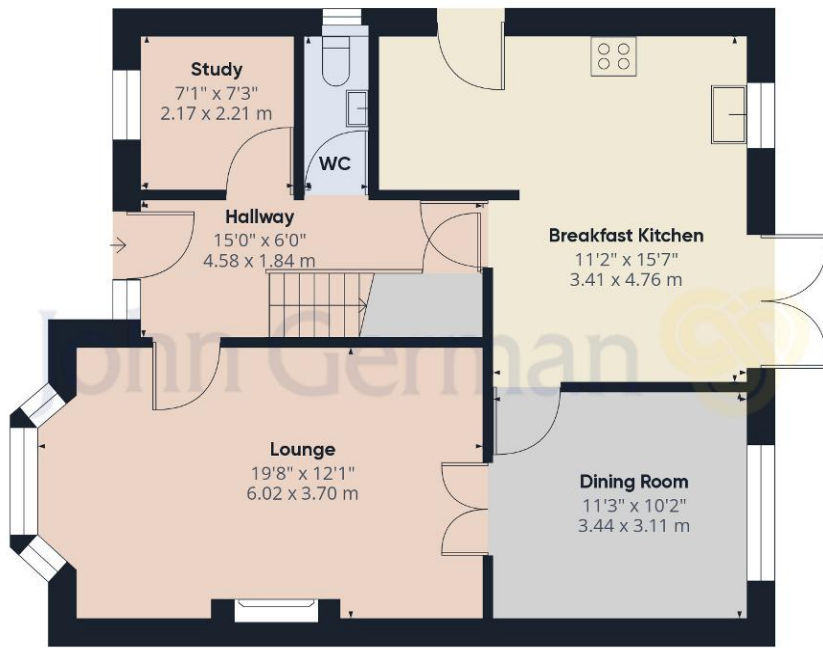
Local Authority/Tax Band: Stafford Borough Council / Tax Band F

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

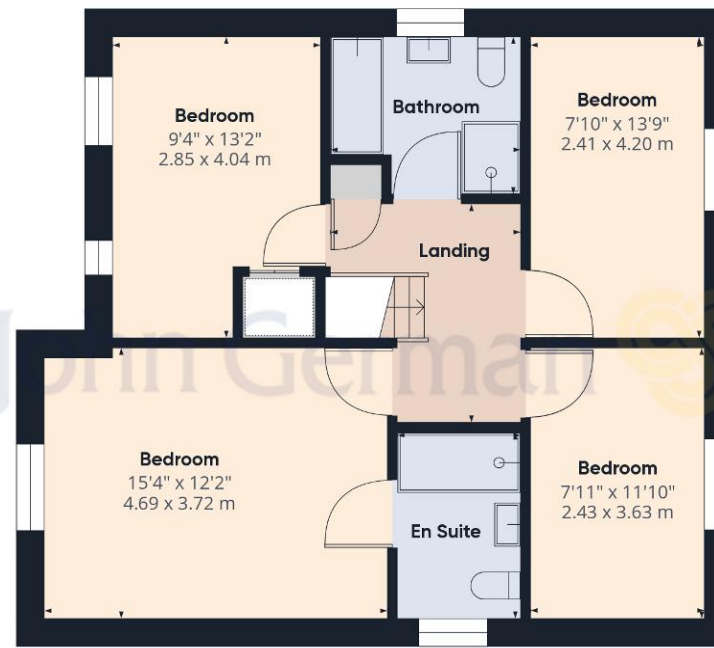
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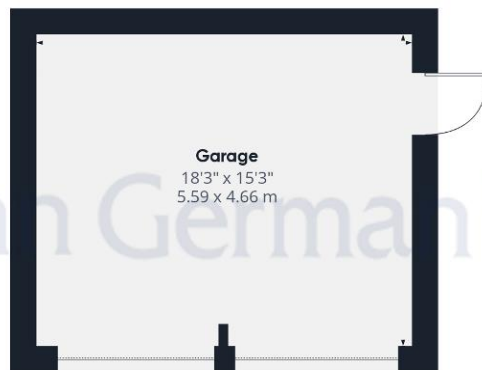




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1671.42 ft²

155.28 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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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
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