

Bluebell Hollow

Stafford, ST17 0JP

John 
German





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£450,000

A particularly well presented, attractive detached house which has been considerably improved with a delightful rear garden and is situated on a much sought after development.

The reception hall has stairs rising to the first-floor landing, half panelled walls, vertical contemporary style radiator and a cloakroom incorporating a wash hand basin with integrated cupboard beneath and WC.

The superb open plan living/dining kitchen is fitted with an attractive range of modern high and low level units with stainless steel accessories and contrasting granite work surfaces, one and half bowl sink and drainer, integrated appliances comprising hob with extractor canopy above, double oven and dishwasher (please note the American style fridge freezer featured in the photos is not included in the sale but may be available by separate negotiation). There is a tiled floor throughout and French style doors open to the garden. The utility has space and provision for a washing machine and tumble dryer.

There is a superb lounge with a front facing bay window and a media wall incorporating a modern Evonic log effect electric fire, feature display areas with lighting and space for a TV. There is also a very pleasant separate sitting room.

The landing is particularly spacious, and off which leads four bedrooms. The principal bedroom has built in wardrobes and a very well appointed modern en suite having shower, wash basin and WC. There is a Jack and Jill en suite to bedrooms two and three which incorporates a spacious shower, WC and wash basin. The family bathroom has a bath, WC and a circular wash basin.

The property also has the benefit of a boarded loft with light, accessed via a loft ladder.

Outside, the property stands back from the road beyond an attractive grey block paved drive which is capable of parking three vehicles. To the rear of the property, there is a sun terrace with a slightly raised lawn garden beyond, space for a hot tub (hot tub is not included in the sale, however may be available by separate negotiation), steps up to a superb elevated sun deck with tiered borders and two very useful side areas to the property. The rear fence is regularly visited by deer in the field behind!

The house is situated in an exceptionally sought-after location and is convenient for schools for all ages. There are local shopping facilities at nearby Bodmin Avenue and Wildwood. Stafford has an intercity railway station where there are regular services operating to London Euston, some of which only take approximately 1 hour 20 minutes. Junction 13 of the M6 provides direct access into the national motorway network and M6 toll.

Agents notes:

- The Land Registry document refers to charges, easements and covenants and a copy of the document is available upon request.
- There is an electric car charging point and an alarm security system.
- As mentioned in the details, the hot tub and American style fridge freezer are not included in the sale but may be available by separate negotiation.
- There is a Ring doorbell camera recording.

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

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/>

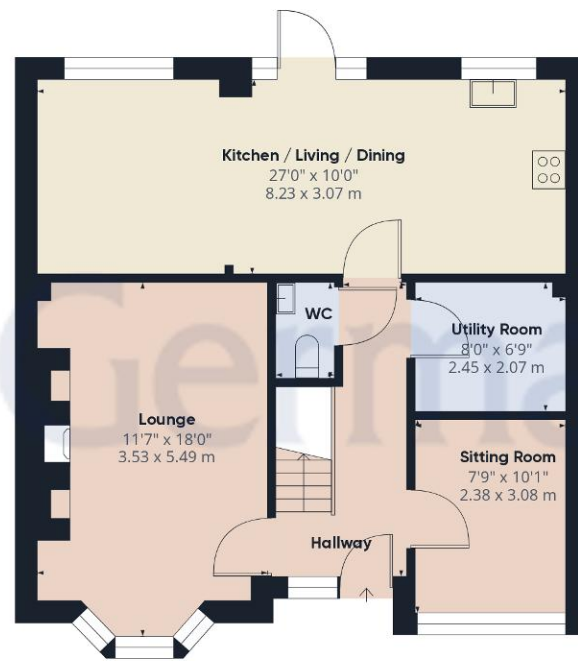
Local Authority/Tax Band: Stafford Borough Council / Tax Band E

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

Our Ref: JGA/30082024





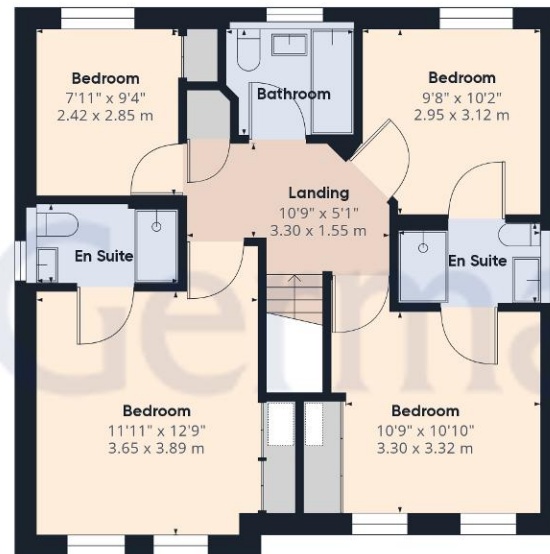


Ground Floor

Approximate total area⁽¹⁾

1344.3 ft²

124.89 m²



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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Referral Fees

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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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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