

# Ampleforth Drive

The Meadows, Stafford, ST17 4TE







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£415,000

**An exceptionally well appointed detached family home that has an absolutely stunning, extended open plan living and dining kitchen, separate lounge with media wall, stylishly appointed en suite and family bathroom plus a fabulous garden.**

Step inside the reception hall that provides a very welcome introduction to this outstanding property with painted part panelled walls, a contemporary vertical radiator and stairs with oak balustrade having a fitted storage area below. Karndean floor runs underfoot and extends into the guest's cloakroom which has a circular wash basin with modern integrated cupboard beneath, WC, towel radiator and downlighting.

The delightful lounge has a front facing bay window and a splendid media wall incorporating display areas.

To the rear of the property is the simply stunning open plan living and dining kitchen which has the continuation of the Karndean flooring from the hall, a part vaulted ceiling incorporating roof lights and impressive bi-folding doors opening to the garden, perfect for outdoor indoor entertaining in the summer months. The kitchen has an extensive range of white high and low level units complemented by quartz worksurfaces that extends into a drainer to the recessed sink. There is an impressive and spacious matching island unit that incorporates a dining bar and has an induction hob with an extractor canopy above and contrasting coloured base units. There is an integrated dishwasher plus a recess to house an American style fridge and freezer (not included however may be included by separate negotiation). A useful understairs built in cupboard provides additional storage. The sitting area has a splendid media wall and two vertical radiators.

A separate utility room has a comprehensive range of units with wood effect worksurfaces and an inset stainless steel sink and drainer.

On the first floor there are four bedrooms, the principal bedroom has a front facing bay window and its own en suite with exquisite contrasting wall and floor tiling, wash basin and WC set into a modern unit with integrated cupboard, corner shower and towel radiator.

The luxurious bathroom has a bath with shower and screen above, WC and wash basin set into an integrated unit with cupboards, a chrome vertical towel radiator and splendid tiling.

Outside - The property stands back from the road beyond a good sized drive. There is a garage store which was converted from the original single garage, part of which is now the larger utility room.

The superb rear garden has a paved path, a resin area providing a practical outdoor entertaining space in addition to a spacious gazebo with garden store beyond, shaped lawn and raised planted beds.

The property is situated in a very popular location that is exceptionally convenient for the town centre of Stafford and its railway station which has regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

**Note:** The land registry refers to a covenant, 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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

**Flood Risk:** Medium

(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:** Staffordshire County Council / Tax Band E

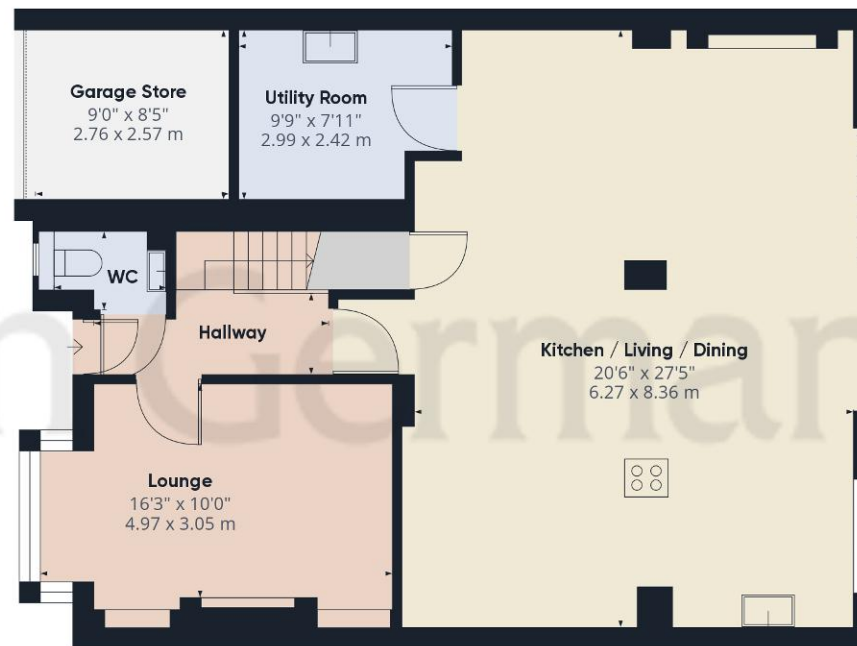
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/25092024







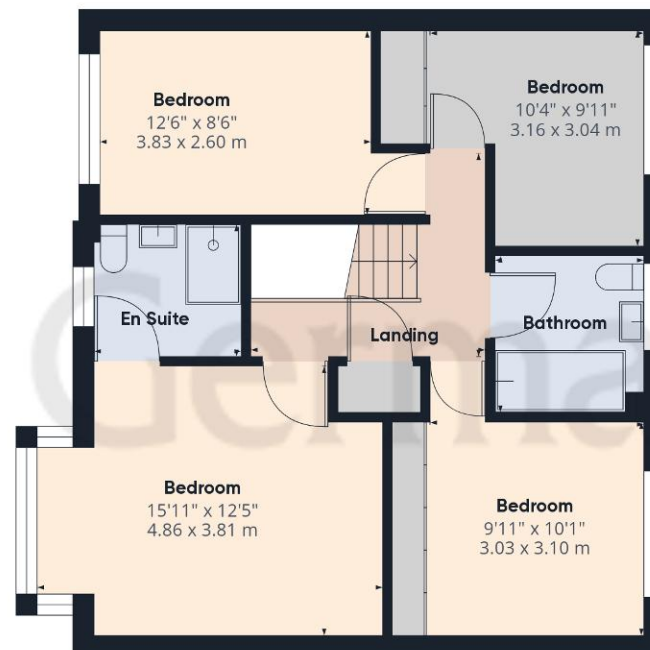


Ground Floor

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

1627.83 ft<sup>2</sup>

151.23 m<sup>2</sup>



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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