

Kingfisher Drive
Colwich, Stafford, ST18 0FH

John German



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£650,000

An impressively spacious detached family house and swimming pool standing in approximately a third of an acre gardens and located in this sought after village on the doorstep of Cannock Chase and beautiful countryside.



Occupying a choice position on this desirable cul-de-sac of detached houses, this substantial property is located within a walking distance of Colwich village and offers a flexible and spacious range of accommodation together with a fabulous garden including swimming pool, sauna chalet and an additional gated parking area and single garage sized store to the rear left hand side.

The accommodation is gas centrally heated and uPVC double glazed and offers a spacious reception hall with tiled floor, cloaks storage cupboard and spindle balustraded stair to the first floor. There is a useful home office/study that leads off the hall and a rear garden facing sitting room/snug with patio doors and laminate flooring.

There are two separate main reception rooms, a front facing family lounge with bay window, fireplace and log burning stove, and double doors that lead into a rear garden facing dining room with patio doors and feature glazed side window.

Connecting directly to the dining room is the breakfast kitchen which has a full range of pastel shaded base and wall units, contrasting worktops and splashback tiling, breakfast bar centre island, built in cooker, hob extractor hood, dishwasher and larder refrigerator, and stable door to the rear garden.

Also on the ground floor is a utility room, guest cloakroom/shower and a good sized home gym together with access to a double side by side garage, all of which may offer potential to create a guest annex, subject to planning permission.

The first floor landing is a good size and has a beautiful stained glass window to the front. There are five bedrooms with the master bedroom having a full length range of built in wardrobes and access to its own en suite bathroom with partial tiling and a white three piece traditional suite with bespoke storage cupboards.

Bedrooms two, three and four are all rear facing double rooms with bedroom two also having an extensive range of built in wardrobes and storage. Bedroom five is a front facing room which would make an ideal children's single bedroom.

The family bathroom has been converted into a shower room with a large walk-in shower, wash hand basin/vanity unit, a low level WC and a mixture of wall tiling and aqua boarding.

Outside - Double garage and large block paved driveway with electric five bar gates.

Additional double gated area to the rear left hand side of the house that provides the potential for further parking and leads to a single garage sized store of concrete sectional construction.

The rear landscaped gardens offer a most attractive and combined area of hard and soft landscaped areas including lawns, patio areas and established shrubbery borders.

Outdoor heated swimming pool heated by an air source system. Timber chalet that houses a sauna and shower. Greenhouse, shed and bunker store.

The property benefits from solar panels which we understand covers the annual utility bills.

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 & double garage

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 G

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

www.staffordbc.gov.uk

Our Ref: JGA/07112024

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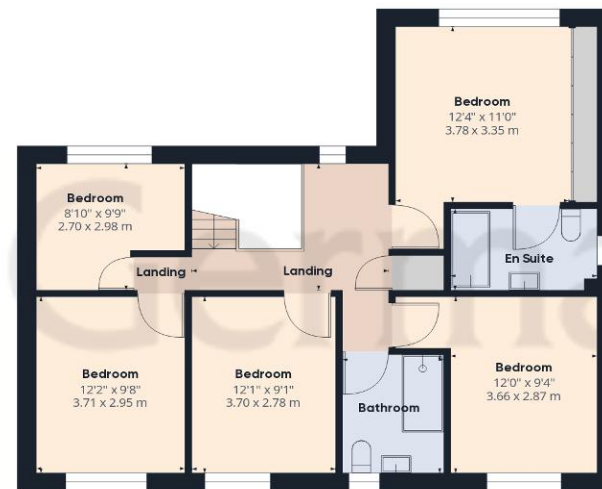


Ground Floor

Approximate total area⁽¹⁾

2338.86 ft²

217.29 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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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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	88 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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