

Valerian Drive

Doxey, Stafford, ST16 1FJ

John 
German





Valerian Drive

Doxey, Stafford, ST16 1FJ

£450,000

We challenge you to find a detached house anywhere in Stafford that offers a higher level of specification for this amount of money! A tremendously impressive five bedroom detached house with an extensive list of extras.

Developed by respected builders Redrow in approximately 2011 and transformed internally by the current owners to offer an ultra comfortable and stylish range of accommodation equipped with high end specification throughout. A perfect home for a family and an ideal location for easy access into the town centre and commuter access onto the M6 and surrounding main route roads.

The property is gas centrally heated, uPVC double glazed and part air conditioned and has high quality flooring throughout.

The front main entrance leads you into the reception hall with Karndean flooring, stair to first floor, two piece fitted guest cloakroom and pocket double door access to the large and impressive open plan living kitchen with its full range of textured grey base and full height wall units, marble worktops, splashback and centre island, quality sink unit, Siemens fridge, freezer, two ovens, microwave oven, coffee maker and dishwasher. There are windows to the front and patio doors leading to the orangery.

Also leading off the kitchen is a utility room with a matching range of marble tops and storage units including concealed spaces for a washing machine and tumble dryer.

One of the many special features of this house is the large and impressive orangery which overlooks the fully landscaped garden and has a bespoke built in range of units and cocktail bar including an integrated fridge/freezer and wine cooler.

Last but far from least on the ground floor is the stylish family lounge, which is of good size, has a front facing window and has quality wall panelling and cornice detail.

The first floor landing gives access to four bedrooms and the family shower room/WC and airing cupboard.

All bedrooms come complete with a smart range of fitted wardrobes and bedroom two also has its own three-piece en suite shower room.

On the first floor the accommodation also includes a much upgraded shower room with full height tiling, double width shower cabinet, low level WC and wash hand basin.

The second floor loft conversion is totally devoted in its use to a master bedroom suite and includes a generously sized main room with dormer window and skylights, a luxury three piece double shower en suite and a large dressing room with an extensive range of built in wardrobes.

Outside, single garage with up and over door, electric, light and power points as well as an electric car charging point and a rubber tiled garage floor.

Driveway parking for two to three cars in front of the garage.

Easily managed front lawned garden and borders.

The southerly facing rear garden has been professionally landscaped in a modern contemporary design and offers a large, tiled patio and pathways, astroturfing, sleeper edged shrubbery borders, a concealed side area for bin storage etc, timber built shed and a useful side garden gate entrance.

Agents note: The property has a CCTV system and monitored alarm system (subject to a monthly subscription charge).

There is a current annual Green Spaces Community charge of £153.32.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas. The property benefits from partial air conditioning. (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - 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

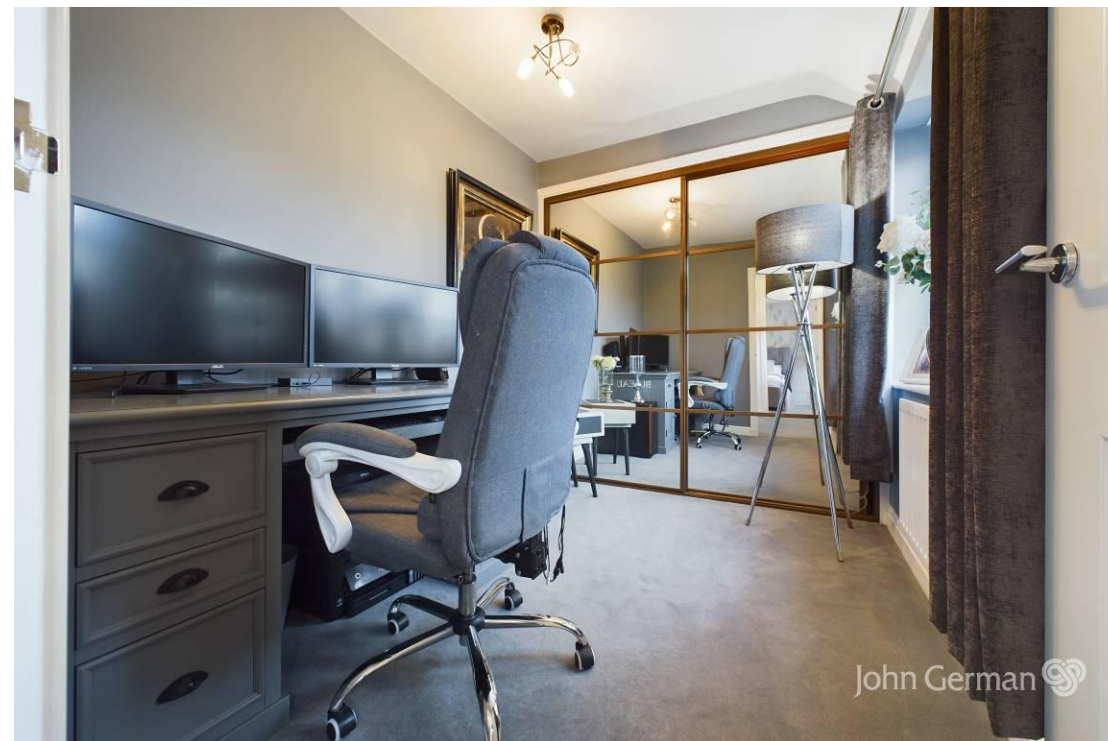
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/13112024

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.









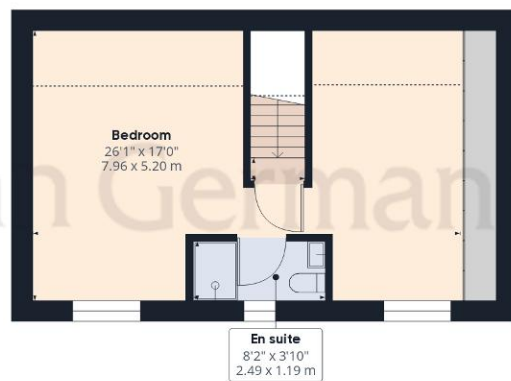




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2166.88 ft²

201.31 m²

Reduced headroom

92.02 ft²

8.55 m²

(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	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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