

# Newbold Drive

Stafford, ST16 1WA

John   
German







## Newbold Drive

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£315,995

A stylish and well appointed four bedroom detached house with garage, spacious driveway and modern landscaped garden.

Located on this popular modern development that leads off Beaconside, here is an opportunity to buy an established, well presented detached house that has ideal accommodation for the young growing family and a convenient location for access both into the town and commuter routes including the A34 Stone Road and junction 14 of the M6.

The accommodation is gas centrally heated and uPVC double glazed and offers a front main entrance and storm canopy that leads into a spacious and stylish reception hall with large storage cupboard and a two-piece fitted guest cloakroom. The family lounge is a very well presented front facing room that includes a full length bespoke media wall with a smart TV recess, built in flame effect fire and spot lit display shelving.

Enjoying a rear garden facing outlook and access to the patio, the spacious dining kitchen has a generous area for a table and chairs and a full range of white base, wall and drawer units with contrasting worktops and upstand, built in cooker, hob, extractor hood, dishwasher and fridge freezer. Leading off the kitchen is a small but very useful laundry room with matching units and worktop, and space for a washing machine.

The first floor landing gives access to the four bedrooms and family bathroom. Bedroom one is a rear facing room with built in wardrobes and access to its own three-piece en suite shower room. Bedroom two is an attractive front facing double room and bedrooms three and four make ideal children's bedrooms or one of them could be used as a dressing room or study.

The family bathroom is partially tiled and fitted with a white and chrome contemporary suite to comprise bath, low level WC and wash hand basin.

Outside, single garage and driveway parking for up to three cars together with a neat lawn fore garden and a gated side entrance that leads to an above average sized rear garden that is privately fenced and offers an extensive patio and decked area, astroturfing, ample space for a suite of garden furniture and also room for the hot tub (separately negotiable).

**Agents note:** There is an annual green spaces communal charge. We await confirmation of the current amount payable.

**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.

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

**Broadband type:** 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 D

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

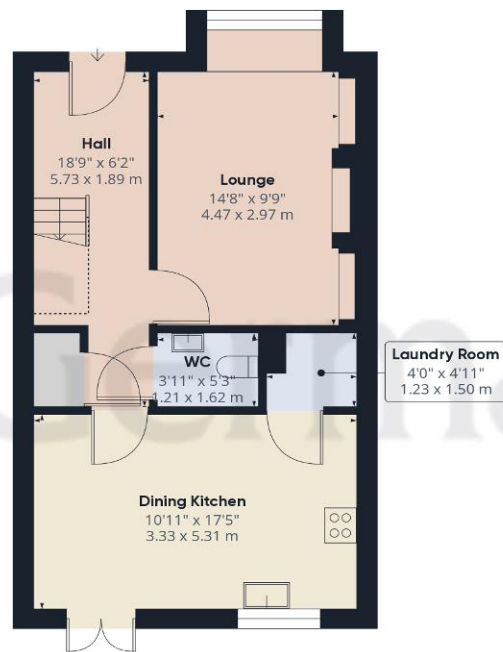
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/20112024

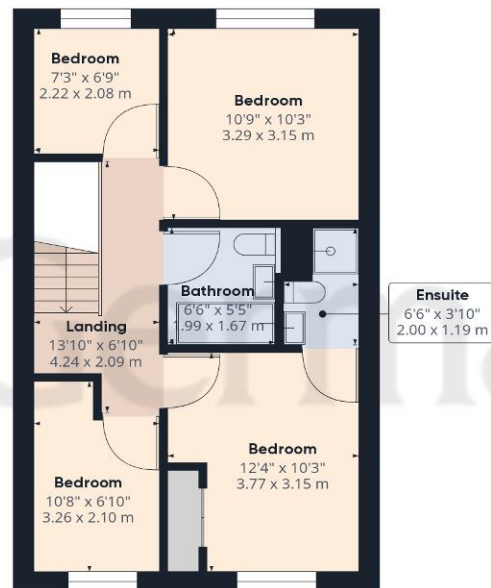
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Ground Floor



Floor 1

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

980.17 ft<sup>2</sup>

91.06 m<sup>2</sup>

**Reduced headroom**

14.84 ft<sup>2</sup>

1.38 m<sup>2</sup>

(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.

GIRAFFE360



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



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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