

# Rising Brook

Stafford, ST17 9DB

John   
German









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£499,950

A truly outstanding traditional extended detached house which offers such beautifully presented and spacious family living space. The property occupies an exceptional plot with beautiful rear garden and spacious sun terrace with water feature.

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**Accommodation:** Covered porch opening to a reception hall which is exceptionally spacious and provides a welcome introduction to this lovely property. Stairs rise to the first floor landing and there is a Karndean floor which also extends into a guest cloakroom which has WC, wash basin and splendid tiling.

Sitting room having an attractive inglenook fireplace with cast log burner, and double French doors opening to the rear sun terrace. Delightful dining room/lounge having a front facing bay and a recessed fireplace with log burner and feature wall covering to two walls. Family room again having Karndean floor and a traditional cast fireplace with tiled inset and gas coal effect fire and sliding doors opening to an exceptionally spacious conservatory which has a tiled floor and French style double doors opening to the garden. There is a breakfast dining kitchen which has an extensive range of oak faced units with granite effect work surfaces, and a ceramic one and half bowl sink and drainer. There is a modern vertical radiator, tiled floor, ample space for a table and also having access to the conservatory.

First floor landing which has loft access with pull down ladder leading to a roof space which we understand is boarded. There are five excellent bedrooms, some of which have fitted bedroom furniture, and the principal bedroom has an extensive range of fitted furniture in addition an ensuite which comprises shower and a wash basin/WC set into an integrated unit. Family bathroom having a white suite comprising panelled bath, WC, pedestal wash basin, separate shower, towel radiator, attractive tiling to floor and half height tiling to walls.

**Outside:** The property stands back from the road beyond a spacious brick paved drive which is capable of parking five cars. There is side wrought iron gate leading to a further drive and also giving access to the large garage. Excellent block paved sun terrace which extends to the side of the property and also has a bar and pond with central water feature. Wrought iron gates and fence to a beautiful lawned garden with deep established mature borders and a summer house. Hedge with arch leading to a children's play area/football pitch which has artificial grass, spacious games room and two sheds.

The property is conveniently situated within a short distance of the town centre, and Stafford has the benefit of an intercity railway station with regular services to London, some of which take only approximately 1 hour 20 minutes. Junction 1 of the M6 provides direct access into the national motorway network and M6 toll.

**Agents notes:**

- Land registry refers to covenants, and a copy of which is available upon request.
- The property was extended prior to our clients ownership and we do not have all of the consents for the extensions except the Stafford planning portal does reveal the kitchen extension against application no 04/01797/FUL/23012004

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA14052025

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Ground Floor



Floor 1

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

1858 ft<sup>2</sup>

172.6 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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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.

**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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
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