

# Washington Drive

Stafford, ST17 4YD



Offered with no upward chain is this attractive modern detached family home located on Meadowcroft Park.

£270,000



John German

This modern three-bedroom detached family home is offered to the market with no onward chain, situated on the Meadowcroft Park estate in Stafford. The location is convenient for a range of local amenities including Queens Retail Park that is located less than a mile away and has shops including Next, Boots, Costa Coffee and many more. An Aldi supermarket is only a short distance away as is the historic town centre of Stafford where there is a further choice of shops, supermarkets, restaurants, and pubs. The property lies in the catchment area for Silkmore Primary Academy and Stafford Manor High School.

**Accommodation** - The entrance door opens into the impressive kitchen having a range of high-gloss wall and base units, fitted laminate work surfaces with sink unit and tiled splash backs, a fitted oven, hob and extractor hood, built in breakfast bar, tiled flooring, window to front aspect and a door to into the garage. From here a door opens into the generously sized lounge/diner that has stairs rising to the first floor landing, a window to the rear aspect and sliding patio doors opening into the conservatory.

On the first floor there are three bedrooms, two generous doubles and one smaller single bedroom. The master bedroom also benefits from both built in wardrobes and an en-suite shower room. Bedrooms two and three share the main family bathroom.

Outside to the front of the property is a tarmac driveway providing off-road parking and access into the garage with power and lighting. The rear enclosed garden has a paved patio seating area, lawned garden, a variety of plants and shrubs and gated side access.

**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.

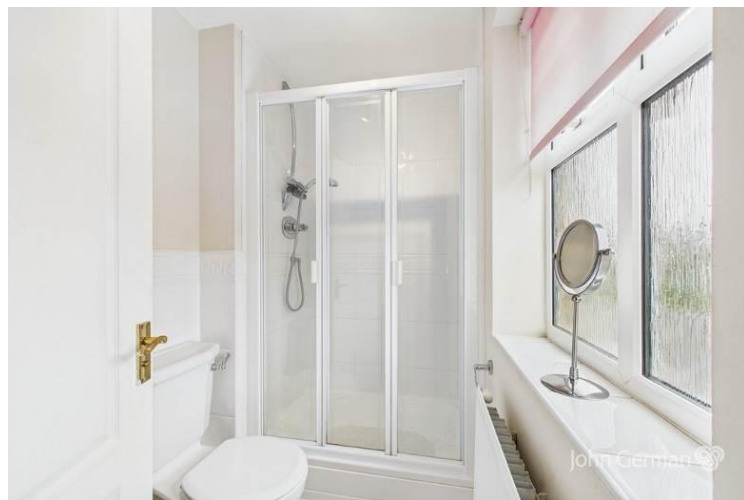
**Property construction:** Standard  
**Parking:** Drive  
**Electricity supply:** Mains  
**Water supply:** Mains  
**Sewerage:** Mains  
**Heating:** Mains gas  
(Purchasers are advised to satisfy themselves as to their suitability).  
**Broadband type:** Fibre  
See Ofcom link for speed: <https://checker.ofcom.org.uk/>  
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>  
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D  
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/03102025

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

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## Agents' Notes

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## Referral Fees

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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.

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Burton upon Trent | Derby | East Leake | Lichfield  
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