

Castle House Drive

Stafford, ST16 1DS

John 
German



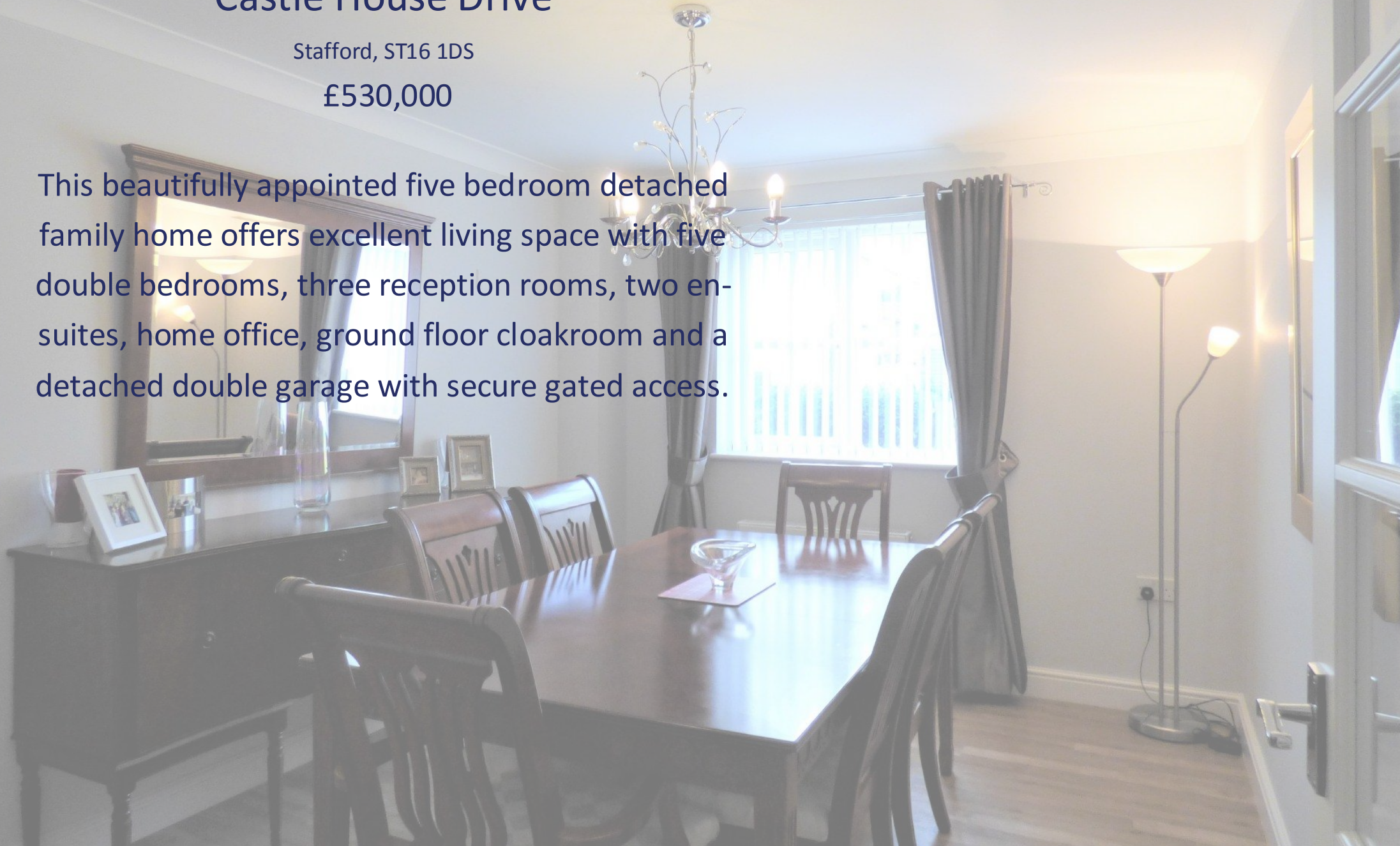


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£530,000

This beautifully appointed five bedroom detached family home offers excellent living space with five double bedrooms, three reception rooms, two en-suites, home office, ground floor cloakroom and a detached double garage with secure gated access.



Situated in the popular county town of Stafford, this property would create an excellent family home and falls within the catchment area for Castle Church Primary School and King Edward VI High School. There are a range of shops, bars, restaurants, and further amenities in Stafford town centre, and for commuters Stafford Railway Station is located just over 1 mile away.

The property comprises of an entrance door into the hallway, having double doors opening into the inviting hall with glazed doors leading through to the dining room, family room, kitchen, lounge, study and guest cloakroom.

The spacious living room has a UPVC double glazed bay window to the front aspect and a set of UPVC French double glazed doors opening out onto the rear garden and a rear facing window. There are two seeming light points, a feature electric fire and wooden effect flooring. The second reception room is another spacious room, currently used as a dining room, having wooden effect flooring and a UPVC double glazed window to the side aspect. The third reception room is currently used as a family room with wooden effect flooring and a window to the front aspect; this could be further utilised as a play room if required. The ground floor of this property also benefits from its own home office / study with wooden effect flooring and a UPVC double glazed window to the front. The guest cloakroom comprises of a low level WC, illuminated mirror, wash basin, and a window to the side aspect.

The beautiful breakfast kitchen comprises of a range of high gloss base and wall mounted units with integrated appliances including BOSCH dishwasher, microwave, double oven with a four-ring gas hob, undercounter fridge and freezer, and an inset sink with drainer and mixer tap over. In addition, there is space for an American style fridge-freezer, as well as there being French doors opening out onto the rear garden. There is a separate utility room with a door to the side aspect, as well as space and plumbing for a washing machine and tumble dryer.

Stairs then rise from the hall to the first floor landing, having wooden effect flooring, a window to the rear aspect and doors into the five bedrooms, family bathroom, airing cupboard, and storage cupboard. The light and spacious master bedroom has fitted wardrobes, a Velux window to the side aspect, two rear facing double glazed windows and a further window to the side, making this room a light and inviting room. Completing the master bedroom is the en-suite shower room which comprises a double shower cubicle with shower, low level WC, wash basin and a panelled bath with mixer tap over. Bedroom two is a further well proportioned bedroom, again with built-in wardrobes, wooden effect flooring and a window to the front. This room also has the benefit of an en-suite, comprising of a single fully tiled shower cubicle, wash basin, low level WC and a window to the side. Bedrooms three and four are further well proportioned double bedrooms, both with built in wardrobes, and bedroom five is a fairly sized double bedroom. The family bathroom comprises of a low level WC, wash basin, shower cubicle, panelled bath and a double glazed window to the front aspect.

Outside to the front of the property there is a tall hedged border, providing excellent privacy, with a path leading to the front door. Access to the rear garden is through the secure gates, which provides access to the driveway with parking for up to four vehicles, as well as access into the detached double garage with up and over door. The large rear garden has a hedged and fenced border with lawn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

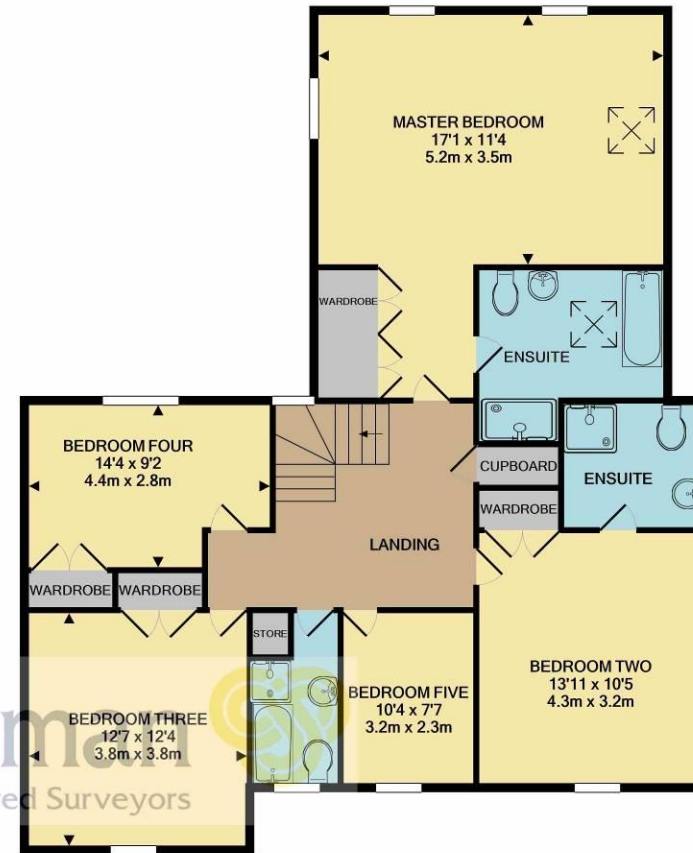
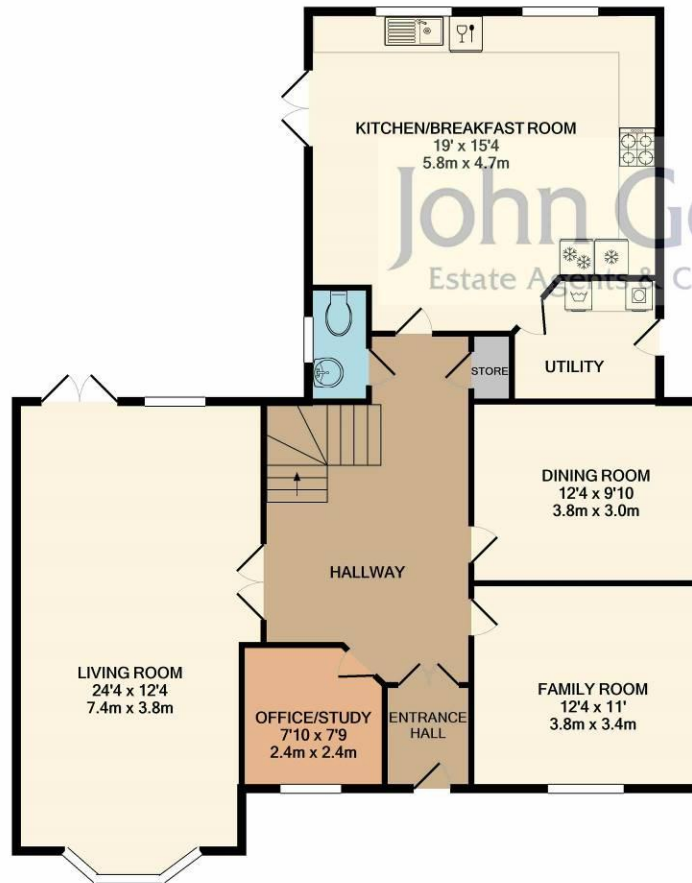
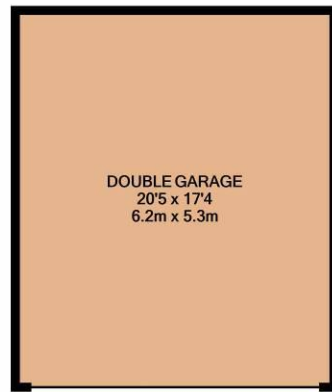
Useful Websites: www.environment-agency.co.uk

Our Ref: JGA/26102020

Local Authority/Tax Band: Staffordshire County Council / Tax Band G







1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

12 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 236600

stafford@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent

