

# The Duttons

Fradswell, Stafford, ST18 0EY



A link semi detached property occupying a truly delightful rural position with spacious rear garden and wonderful views to the rear.

£225,000



John German 

A unique opportunity to purchase a realistically priced property in this delightful and sought-after rural location, convenient for the county town of Stafford and the market town of Uttoxeter.

An entrance vestibule has stairs rising to the first-floor landing, off which leads an L-shaped lounge and dining area having a rustic brick exposed fireplace with multi fuel burner that also provides the heating for the property. The room has a bow window and patio doors open to the rear garden.

The L-shaped kitchen has a range of white units with wooden work surfaces and a ceramic sink and drainer. There is a useful cupboard and a side lobby with outer doors to the front and rear. A utility leads off that has space and provision for domestic appliances together with a stainless-steel sink and drainer and worksurface. A separate cloakroom has a low flush WC and wash basin.

On the first floor there are three bedrooms, the rear bedrooms enjoy lovely views of the garden and farmland beyond. The fully tiled bathroom has a white suite comprising bath with traditional mixer tap and shower, pedestal wash basin and low flush WC.

The property stands well back from the lane and has ample parking space. To the rear is a sun terrace and a spacious, mainly lawned rear garden that has been lovingly maintained with beautiful planted borders. The garden backs onto farmland and enjoys some lovely views.

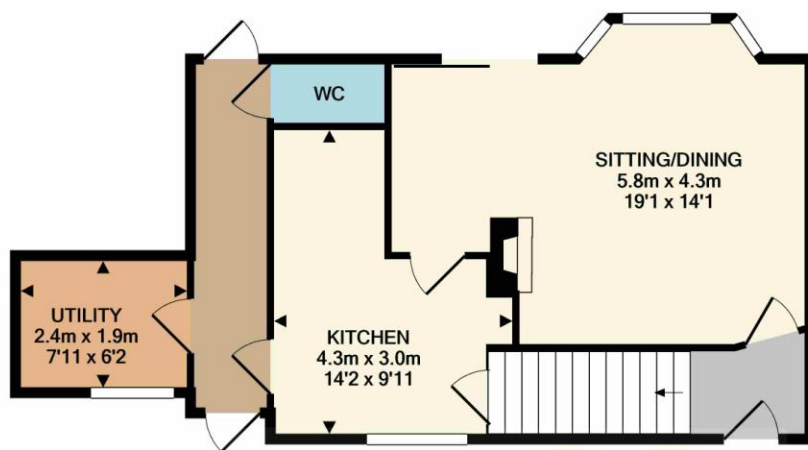
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity. The log burner provides heating. An immersion heater provides hot water. No gas. Private drainage. Purchasers are advised to satisfy themselves as to their suitability.

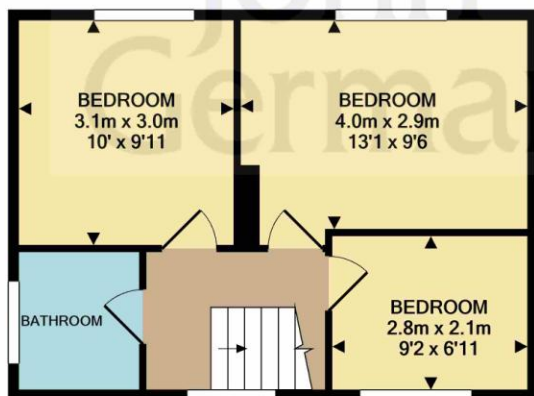
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/14072020

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C



GROUND FLOOR

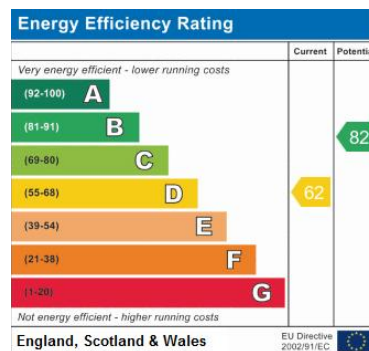


1ST FLOOR









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## Agents' Notes

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## Referral Fees

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