

Virginia Avenue

Meadowcroft Park, Stafford, ST17 4YA

John 
German







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£320,000

This beautifully appointed four-bedroom detached property has been finished to a high standard throughout creating a wonderful family home located in the ever popular Meadowcroft Park area of Stafford.

Situated within the Meadowcroft Park estate in Stafford, 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, Homesense 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

A front entrance door opens into the hallway with stairs rising to the first floor and a door into the light and inviting living room that has a uPVC double glazed bay window to the front and a feature electric fireplace. Double doors open into the adjoining dining room that offers plenty of space for a table and chairs and has a door into the modern breakfast kitchen fitted with an extensive range of contrasting high gloss base and wall mounted units complemented by quartz worktops. Integrated Bosch appliances include a dishwasher, fridge/freezer, microwave, oven and induction hob. A window overlooks the rear aspect, a breakfast bar area has the same quartz surface and a door leads into the conservatory with laminate flooring, a wall light point, radiator and doors out to the garden.

From the kitchen a door leads back to the hall off which is a guest's cloakroom fitted with a low-level WC, corner sink unit with mixer tap and storage below.

Completing the ground floor accommodation is the family room which the current vendors have cleverly converted from the original garage. A large uPVC double glazed window overlooks the front and there are useful utility and storage cupboards.

On the first floor the spacious master bedroom benefits from two sets of fitted wardrobes, a bay window overlooking the front and a recently refitted luxury en-suite shower room that has floor to ceiling tiling, double shower cubicle with rainwater head, matt black heated towel rail, low level WC, mirrored unit, sink with storage below and window to the rear.

Bedroom two is a further well-proportioned double bedroom with two uPVC double glazed windows overlooking the front and a fitted wardrobe over the stairs. Bedroom three is a further double room and bedroom four is a fair sized single currently being used as a home office. The family bathroom has also recently been upgraded to a high standard throughout comprising bath, separate shower cubicle with rainwater head, low level WC, sink with storage below, illuminated sensor mirror and a heated towel rail.

Outside

To the front a tarmac driveway provides parking for four/five vehicles with an adjacent astroturf lawned garden with shrubs and blue stone border. Side access leads to the enclosed rear garden that has a lovely patio seating area and an astroturf lawn with blue stone decorative borders.

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.

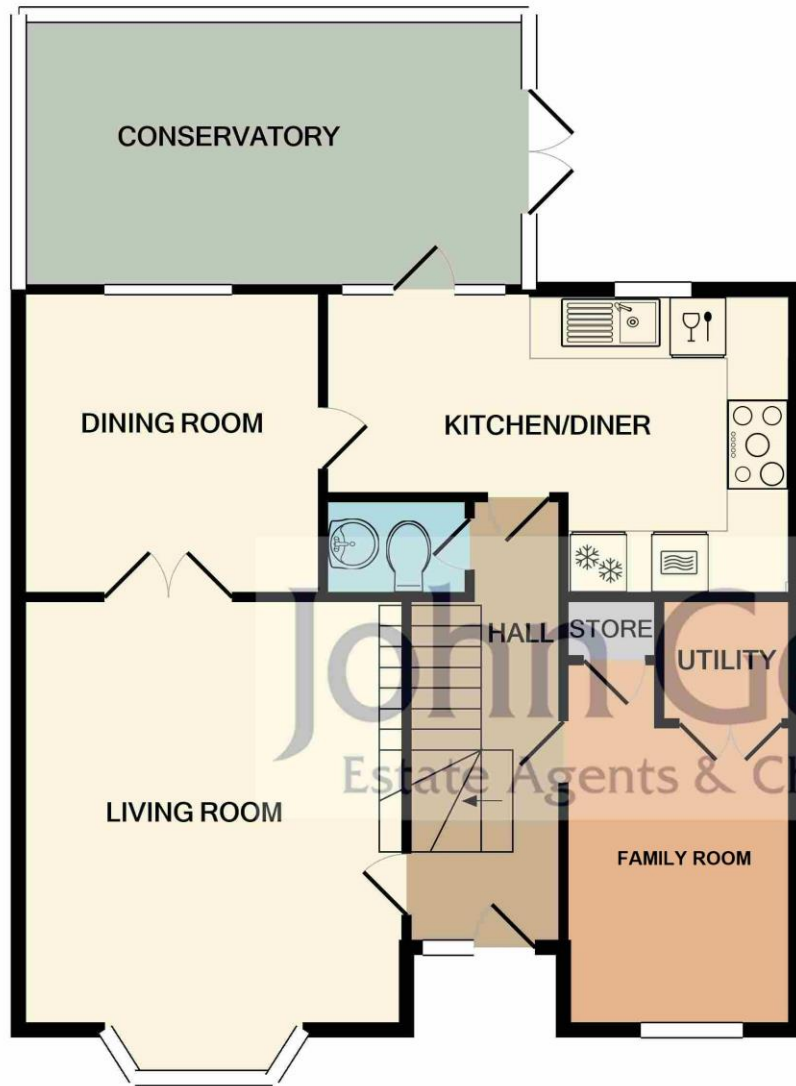
Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/05102020

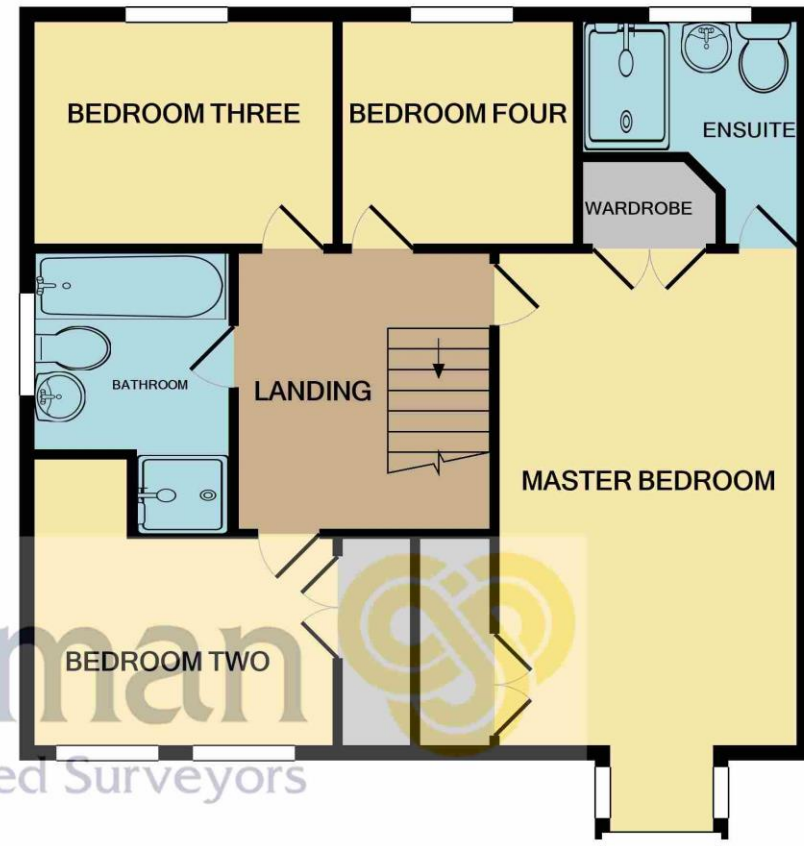
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







GROUND FLOOR



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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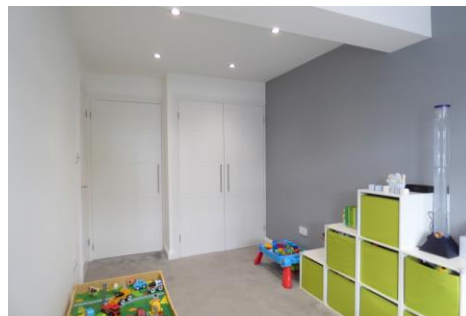
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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