

## 3 Hambridge Close



**£154,950**

# 3 Hambridge Close

An attractive modern link detached house occupying a delightful plot in a pleasant cul de sac location. Hambridge Close is a very pleasant residential location within easy access of local shops at Rising Brook, the county town centre of Stafford and junction 14 of the M6 which provides direct access into the national motorway network and M6 Toll. Also within walking distance of Hyde Lea and Copenhall and the countryside beyond.

Accommodation in brief: Reception Hall, A very pleasant Lounge, fitted kitchen, dining room, study/playroom. On the

## GROUND FLOOR

Courtesy light point, uPVC double glazed entrance door to:-

### Reception Hallway

Laminate flooring, stairs to first floor landing, doors to dining room, kitchen and lounge, door to storage cupboard.

### Kitchen 2.75m (9' 0") x 2.47m (8' 1")

A range of wall and base units including cupboards and drawers, integrated double oven and grill, space for two appliances, space and plumbing for washing machine. Work surface over with inset NEFF 4 burner gas hob, inset stainless steel sink and drainer with mixer tap, stainless steel extractor and chimney, fully tiled walls, vinyl flooring, uPVC double glazed window to front

### Lounge 5.03m (16' 6") x 4.63m (15' 2")

Double glazed sliding patio doors to rear garden, two radiators, gas fire point, six wall light points, power point, TV point.

### Dining Room 3.35m (11' 0") x 2.46m (8' 1")

Double glazed window to front, radiator, power points, TV point, corridor to uPVC double glazed door to rear, door to:-

### Office / Playroom 2.94m (9' 8") x 1.48m (4' 10")

Double glazed window to rear, power points.

## FIRST FLOOR

### Landing

uPVC double glazed window to side, smoke alarm, power points, doors to two bedrooms and shower room.

### Bedroom 1

(3.32m (10' 11") x 2.75m (9' 0")) + (2.45m (8' 0") x 1.82m (6' 0"))  
Two uPVC double glazed windows to rear, two radiators, power points, TV point.

### Bedroom 2 4.20m (13' 9") x 2.76m (9' 1") max

uPVC double glazed window to front, radiator, power points, TV points, hatch to loft.

### Shower Room 2.49m (8' 2") x 2.07m (6' 9")

A modern bathroom with a fully tiled quadrant shower enclosure and wall mounted shower system, close coupled WC, pedestal wash hand basin and mixer tap, chrome heated towel ladder, wall mounted gas boiler housed in recess, part tiled walls, vinyl



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

flooring, uPVC double glazed obscure window to front.

### **OUTSIDE**

To the front: A driveway with off road parking for two vehicles, hedging and borders of shrubs.

To the rear: An enclosed garden with panel fencing, paved patio, an area of lawn and borders of shrubs and trees.

