

4A Whittingham Drive



£260,000

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*****VIEWING AVAILABLE DURING LOCKDOWN*****

An impressive three bedroom extended detached property on the popular Western Downs residential estate positioned on the western edge of Stafford. This property benefits from being ready to move into and offers well proportioned rooms. A good sized lounge and an open plan dining kitchen with separate utility room and guest cloakroom. To the rear, a large conservatory which leads out to the rear garden. Externally, well presented garden to rear and plenty of off road parking at the front. Located a short drive (approximately 2 miles) from Stafford Town Centre which offers a range of amenities

GROUND FLOOR

uPVC double glazed door with side panel window leading into the entrance hall..

Extended Entrance Hall

uPVC double glazed windows to front/side, wall light point, ceiling light point, radiator, black oak effect vinyl flooring, cupboard, stairs to first floor landing, door into lounge..

Lounge 4.23m (13' 11") x 3.88m (12' 9") max

uPVC double glazed walk in box bay windows to the front, radiator with thermostatic control, three wall light points, feature fireplace with inset living flame gas fire, marble hearth and back, TV point, multiple power points, further radiator, door leading into dining kitchen.

Dining Kitchen 4.93m (16' 2") x 3.35m (11' 0")

Dining Area:- Wood effect laminate flooring, TV point, multiple power points, ceiling light point, uPVC double glazed sliding patio doors leading into conservatory, space for dining table and chairs.

Kitchen area:- Tiled flooring, fitted kitchen with matching wall and base units including a range of cupboards and drawers. Integrated eye level electric fan assisted oven and grill, space and plumbing for dishwasher. Counter top over with inset one and half bowl composite sink and drainer with mixer tap, inset four burner gas hob with stainless steel extractor hood and chimney over, tile splash back, multiple power points. Peninsular unit providing further cupboard space and breakfast bar. Ceiling light point, uPVC double glazed window to rear elevation, radiator, glazed panel door leading into utility room.

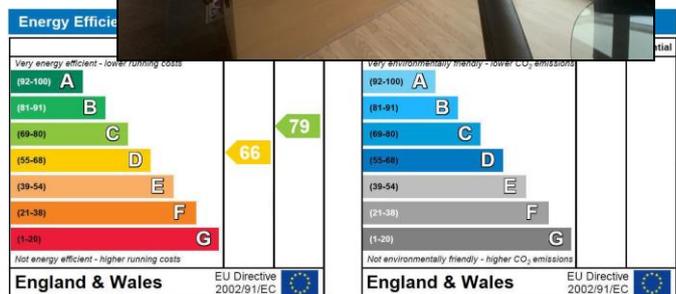
Utility Room 2.48m (8' 2") x 2.42m (7' 11")

Tiled floor, fitted matching wall and base units including a range of cupboards and drawers, cupboards housing washing machine and tumble dryer. Work surface over with inset stainless steel sink and drainer with mixer tap, tile splash backs, cupboard housing wall mounted Baxi gas combination boiler, radiator, uPVC double glazed window and door leading into rear garden. Doors to guest cloakroom and garage.

Guest Cloakroom

Tile flooring, part tiled walls, close coupled WC, wall mounted wash hand basin with tiled splash back, radiator, wall light point, extractor

Integral Garage 5.53m (18' 2") x 2.52m (8' 3")



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.

Metal up and over door, power and lighting.

Conservatory 4.68m (15' 4") x 3.55m (11' 8")

Brick based with uPVC double glazed doors leading onto rear patio, uPVC double glazed windows, polycarbonate roof, ceiling fan light, wall mounted electric heater, power points, TV point.



FIRST FLOOR

Landing

Ceiling light point, hatch to loft, powerpoint, uPVC double glazed opaque window to rear, doors to three bedrooms, family bathroom and storage cupboard.

Bedroom 1 4.13m (13' 7") x 3.91m (12' 10") max

Two uPVC double glazed windows to front, radiator, ceiling light point, TV point, multiple power points, range of fitted bedroom furniture including wardrobes, cupboards, drawers and dressing table.



Bedroom 2 4.65m (15' 3") x 2.41m (7' 11")

uPVC double glazed windows to rear, radiator, ceiling light point, multiple power points, range of fitted bedroom furniture including wardrobes, cupboards and dressing table, door leading into :-

En-Suite 2.48m (8' 2") x 1.52m (5' 0")

UPVC double glazed opaque window to rear, tiled flooring, close coupled WC, bidet, pedestal wash hand basin, corner shower cubicle with wall mounted Triton shower system over, extractor, ceiling light point, part tiled walls, radiator.



Bedroom 3 4.75m (15' 7") x 2.72m (8' 11")

uPVC double glazed windows to front, radiator, ceiling light point, multiple power points, range of fitted bedroom furniture including wardrobes and cupboards.

Bathroom

UPVC double glazed opaque window to side, panel bath with side mixer filler and fitted glass shower screen, shower system over, fitted vanity unit with cupboards and drawers, inset his and hers sinks with mixer taps, hidden cistern WC, part tiled walls, ceiling light point, tiled flooring, wall mounted heated towel ladder.



OUTSIDE

To the front:- A tarmac driveway leading to the front of the property and to the garage and providing off road parking for three / four vehicles. Gate to side with path lead to rear garden

To the rear:- Tarmac path to front, York stone dual level paved patio with room for outdoor dining and seating, area of lawn, borders of shrubs and planting, further tier with area of lawn and paved patio with arbour, hardstanding for shed, fully enclosed by timber panel fencing.

