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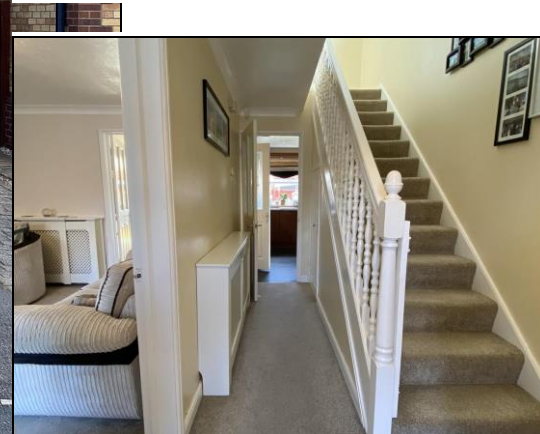
Visit: www.localagent.co.uk

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Call 01785 256100 to arrange a viewing

£265,000



4 Rouse Close
Stafford ST16 1AZ

Property Description

A very well presented three bedroom detached family home positioned in the much sought after Castlefields area of Stafford. Castlefields is within walking distance of Stafford Town Centre and the intercity railway station (approximately 0.7 mile walk). Stafford Town Centre offers a wide range of amenities including shops, supermarkets, bars and restaurants. Stafford also has excellent links to elsewhere via an intercity railway station and good access to the M6 motorway through junctions 13 and 14.

In brief this property comprises of entrance hall, guest WC, lounge, dining room, breakfast kitchen, conservatory, three bedrooms with ensuite to master bedroom, family bathroom, tarmac driveway with room for off road parking, garage, gardens to the front and rear.

Features

- Well Presented Family Home
- Popular Residential Location
- Walking Distance to Town Centre
- Separate lounge And Dining Room
- Conservatory & Guest Cloakroom
- Gardens to the Front and Rear

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GROUND FLOOR

Courtesy light, canopy porch, uPVC double glazed door leading into the hallway.

Hallway

Ceiling light point, stairs to first floor landing, power points, wall mounted heating thermostat control, radiator with decorative cover, door to under stairs storage cupboard, glazed panel doors leading into the lounge and into the breakfast kitchen, door to guest cloakroom.

Lounge 4.41m (14' 6") x 3.27m (10' 9") max

UPVC double glazed bay window to front, TV point, multiple power points, ceiling light point, feature fireplace with inset living flame gas fire, glazed panel door to dining room.



Dining Room 3.05m (10' 0") x 2.95m (9' 8")

Opening into conservatory. Oak flooring, ceiling light point, multiple power points, radiator with decorative radiator cover, ample space for good sized dining table and chairs.



Conservatory 4.23m (13' 11") x 3.19m (10' 6")

Brick based construction, UPVC double glazed windows and French doors leading to rear garden, poly carbonate roof, radiator, multiple power points, two wall light points.



Breakfast Kitchen 4.74m (15' 7") x 3.03m (9' 11")

A large fitted kitchen with matching wall and base units in a wood effect shaker style finish and incorporating a wide range of cupboards and drawers. Integrated appliances include AEG fan assisted electric oven and grill. Space and plumbing for washing machine, dishwasher and dryer, housing for American style fridge freezer. Peninsular base unit providing a very useful breakfast bar. Work surface over with tile splash backs, multiple power points, cornice down lights, multiple power points, recessed ceiling lights, UPVC double glazed windows to rear, UPVC double glazed door leading to side, glazed panel door leading into dining room.



Cloak Room 1.73m (5' 8") x 0.68m (2' 3")

UPVC double glazed opaque window to the front, tiled floor, close coupled WC, wall mounted wash hand basin with tile splash back, radiator, ceiling light point.



FIRST FLOOR

Landing

UPVC double glazed opaque window to side, doors to three bedrooms, family bathroom and airing cupboard housing hot water cylinder, hatch to loft with fitted ladder.

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Master Bedroom 3.22m (10' 7") x 3.06m (10' 0")

UPVC double glazed windows to rear, radiator, ceiling light point, multiple power points, fitted wardrobes, door leading into :-



En-Suite

UPVC double glazed opaque window to side, tiled flooring, tiled walls, built in shower cubicle with fixed had rainfall shower and diverter to hand held shower head, hidden cistern WC, vanity unit with cupboards under, top mounted wash hand basin, extractor, ceiling light point, vertical heated towel ladder, shaver point.



Bedroom 2 3.22m (10' 7") x 3.05m (10' 0") max

UPVC double glazed windows to front, radiator, recessed ceiling lights, multiple power points, wood effect flooring, fitted wardrobes.



Bedroom 3 2.47m (8' 1") x 2.19m (7' 2")

UPVC double glazed windows to front, radiator, ceiling light point, multiple power points.



Bathroom 2.13m (7' 0") x 1.93m (6' 4")

UPVC double glazed opaque windows to rear, fully tiled walls, tiled flooring, close coupled WC, pedestal wash hand basin, panel bath with fitted glass shower screen, shower system over, heated towel ladder, shaver point, ceiling light point.



OUTSIDE

To the front:- Block paved and tarmac driveway leading to the garage and the front of the property and providing off road parking for multi vehicle off road parking, decorative stone chipped border with inset shrubs and planting. Paved path to side of property, through secure timber gate and to the rear of the property.

To the rear:- Fully enclosed by timber panel fencing, paved path to side leading to front, area of lawn, border of a variety of shrubs and planting, paved and decked patio area with pergola, area of decorative stone chips, hardstanding for shed, outside water tap.

