

5 Castle House Drive



£435,000

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A fabulous four bedroom detached executive style property available for sale on the sought after Castle House Drive development in Stafford. This property offers a stunning modern family kitchen with an impressive range of NEFF integrated appliances, larger study, generous lounge with a wonderful dining room. Only a short distance from Stafford town centre and local shops, bars, restaurants and cinema Stafford Castle is only a short distance away offering lovely walks an stunning views. The towns mainline intercity train station, only a short distance away makes this property ideal for commuters offering routes between Birmingham, Manchester and London Euston. An internal viewing is highly

GROUND FLOOR

Canopy porch, courtesy lights, composite door leading into:-

Entrance Hall

Solid oak flooring, glazed panel door leading into study, double doors into large lounge, door to under stairs coat and boot storage, door to guest cloakroom, glazed panel door leading into stunning kitchen, two ceiling light points, multiple power points, contemporary vertical radiator and stairs to first floor landing.

Lounge

UPVC double glazed walk-in bay windows to the front, solid oak flooring, feature fireplace with marble surround mantle and hearth, two radiators with thermostatic controls, multiple power points, two ceiling light points, TV point, UPVC double glazed french doors leading into sun room.

Sun Room / Dining Room

Oak flooring, recessed ceiling lights, UPVC double glazed windows, UPVC double glazed french doors, multiple power points, ample space for good size dining table and chairs, contemporary vertical double radiator with thermostatic control, opening into large social kitchen.

Kitchen With Seating Area

UPVC double glazed french doors with side panel windows to rear garden, tiled flooring throughout, stunning fitted kitchen with matching wall and base units in a white high gloss minimalist look and incorporating a range of cupboards and drawers, island unit with cupboards under, draws, wine cooler, breakfast bar, granite work surface over, inset Neff five zone induction hob with contemporary extractor hood and light over, integrated oven, integrated combination microwave oven with Neff warming draw under, integrated Neff fan assisted electric steam oven with warming draw under, large integrated Zanussi fridge, large integrated Zanussi freezer, integrated Neff dishwasher, wall mounted TV point, recessed ceiling lights, inset bottom mounted sink with grooved drainer, multiple chrome sockets and switches, contemporary vertical radiator, glazed panel door leading into study. Door into

Utility Room

uPVC double glazed door leading out into the rear garden, matching wall and base units, space and plumbing for washing machine and dishwasher. Work surface over with inset sink with mixer tap, tiled splashbacks, multiple power points, wall mounted gas combination boiler, extractor, ceiling light points.



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.

Office/Study

UPVC double glazed walk-in bay window to the front, oak flooring, radiator with thermostatic control, multiple power points, ceiling light point.

Guest WC

Tiled flooring, close coupled WC, pedestal wash hand basin with tile splash back, radiator with thermostatic control, extractor.

FIRST FLOOR

Landing

Pendant ceiling light point, multiple power points, radiator with thermostatic control, doors to four bedrooms, family bathroom and airing cupboard housing unvented hot water cylinder, further ceiling light point.

Master Bedroom

UPVC double glazed windows to side, telephone point, multiple power points, TV point, ceiling light point, ample space for bedroom furniture, dressing area with two double wardrobes and lighting, door leading into :-

Ensuite

UPVC double glazed opaque window to side, tiled flooring, fully tiled walk in double shower cubicle with shower system over, close coupled WC, pedestal wash hand basin, part tiled walls, extractor, vertical heated towel ladder with thermostatic control, two ceiling light points.

Bedroom 2

UPVC double glazed window to front, multiple power points, ceiling light point, radiator with thermostatic control, TV point, built in double wardrobes, ample space for bedroom furniture, door leading into :-

En-Suite

UPVC double glazed opaque window to side, pedestal wash hand basin, fully tiled walk in double shower cubicle with lighting over, wall mounted shower system, ceiling light point, extractor, part tiled walls, shaver point.

Bedroom 3

UPVC double glazed window to front, multiple power points, ceiling light point, radiator with thermostatic control, built in double wardrobes, ample space for bedroom furniture.

Bedroom 4

UPVC double glazed window to rear, multiple power points, ceiling light point, radiator with thermostatic control, TV point, telephone point, built in double wardrobes, ample space for bedroom furniture.

Bathroom

UPVC double glazed opaque window to rear, panel bath with mixer filler, close coupled WC, pedestal wash hand basin with mixer tap, built in fully tiled shower cubicle with lighting over, wall mounted shower system, vertical heated towel ladder with

