

5 Cornwall Drive



£400,000

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This beautifully presented four bedroom detached spacious property is ideal for a growing family wanting access to great schools. Located on the highly popular Saxonfields Estate within catchment of Walton High School; this property is situated close to Stafford Town Centre which offers a wide range of amenities including good public transport links locally via bus routes and to elsewhere via an intercity railway station, a wide range of shops and restaurants. Stafford also offers good access to the M6 motorway via junctions 13 and 14.

GROUND FLOOR

Courtesy light, UPVC double glazed arched double doors leading into :-

Porch

Wood effect flooring, UPVC double glazed door with side panel window leading into :-

Entrance Hall

Two ceiling light points, stairs to first floor landing, multiple power points, radiator, under stairs storage cupboard, doors to lounge, dining room, kitchen and WC.

Dining Room 3.76m (12' 4") x 2.53m (8' 4")

Two UPVC double glazed windows to front, radiator with thermostatic control, ceiling light point, multiple power points, ample space for dining table and chairs.

Breakfast Kitchen 4.97m (16' 4") x 2.52m (8' 3")

UPVC double glazed windows to rear, UPVC double glazed door to side, fitted wall and base units in a shaker style, integrated double oven and grill, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, quartz work surface, tile splashbacks, inset five burner gas hob with extractor hood over, inset one and a half bowl stainless steel sink and drainer with flexy hose mixer tap, TV point, multiple power points, two ceiling light points, radiator, tiled flooring, fitted breakfast bar.

Lounge 5.03m (16' 6") x 3.55m (11' 8")

UPVC double glazed windows into sun room, feature fireplace with limestone hearth and mantle, inset gas fire, wall mounted TV point, multiple power points, ceiling light point with ceiling rose, two radiators, bifold doors leading into sunroom.

Sun Room 5.14m (18' 11") x 3.23m (10' 7")

Brick based construction, UPVC double glazed windows and French doors to rear garden, two velux windows to rear elevation, wood effect flooring, two radiators with thermostatic controls, recessed ceiling lights, TV point, multiple power points.

Guest WC

Wood effect flooring, vanity unit, hidden cistern WC, inset wash hand basin with mixer tap, part tiled walls, ceiling light point, extractor, wall mounted heated towel ladder.

FIRST FLOOR



These particular details are for information only. The 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.

Landing

Hatch to loft with fitted loft ladder, doors to four bedrooms, family bathroom and airing cupboard, radiator with thermostatic control, multiple power points.

Master Bedroom 4.07m (13' 4") x 3.25m (10' 8") max

Two UPVC double glazed windows to rear, recessed ceiling lights, multiple power points, radiator with thermostatic control, TV point, built in double wardrobes, ample space for bedroom furniture, door leading into ensuite.



Ensuite

UPVC double glazed opaque window to side, tiled flooring, pat tiled walls, fully tiled corner quadrant shower cubicle, wall mounted shower system with fixed head rainfall shower head and diverter to hand held shower head, hidden cistern WC, vanity unit with cupboards under, top mounted sink with mixer tap, shaver point, chrome heated towel ladder, extractor.



Bedroom 2 4.10m (13' 5") max x 3.10m (10' 2")

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

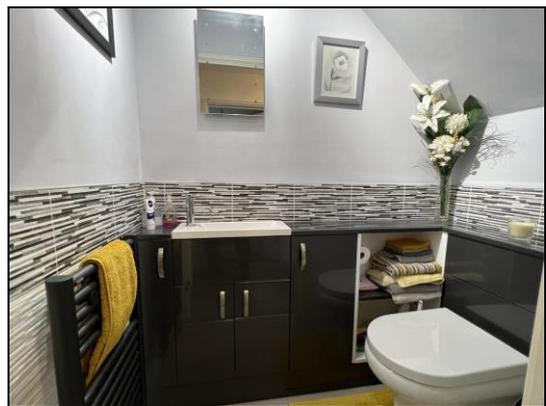


Bedroom 3 3.29m (10' 10") x 2.80m (9' 2")

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

Bedroom 4 3.84m (12' 7") x 2.22m (7' 3")

Two UPVC double glazed windows to front, wood effect flooring, ceiling light point, multiple power points, radiator with thermostatic control, TV point, built in double wardrobes.



Bathroom

A beautifully presented bathroom with a white suite and including a 'P' shaped panelled jacuzzi bath with glass shower screen and wall mounted shower system over. Bathroom unit with cupboards and sink over with mixer tap and hidden cistern WC. Tiled walls, traditional style radiator with heater towel rail, wood effect flooring, recessed ceiling lights, uPVC double glazed opaque window to the side.

OUTSIDE

To the front :- block paved driveway with room for off road parking, timber gate to side leading to rear garden, decorative ston chip boarder.

To the rear :- paved path to front, wrap around decking, artificial area of lawn, stone ship borders with a variety of shrubs, trees and planting, fully enclosed by timber panel fencing, outside water tap, area with space for storage.

Garage 5.05m (16' 7") x 2.72m (8' 11")

Automatic electric roller door, power and lighting.

