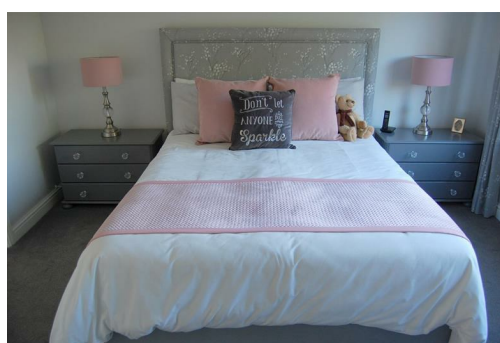




## Roedean Avenue, Stafford, ST17 4TP

### Offers In The Region Of £269,995

Beautifully presented FOUR BEDROOM DETACHED family home in a CUL-DE-SAC location on the popular Meadows estate with shops and amenities nearby, as well as being conveniently located for commuter links to Stafford town centre, major roads and M6 motorway network. The Meadows has the advantage of opening onto open fields, with access to the River Penk, and the Staffordshire and Worcestershire canal is a short walk away. Early viewing is recommended to appreciate the accommodation on offer, which comprises: Entrance Hall / Lounge / Study / Dining Room / Kitchen / Utility Room / Downstairs WC / Conservatory / Boot Room / Four Bedrooms / En-suite to Master / Family Bathroom / UPVC Double Glazing / Gas Central Heating / Gardens Front and Rear / Integral Garage / Ample Parking



## DIRECTIONS

From Stafford town centre proceed along the A34 Lichfield Road (signposted Cannock), continue over Queensville Bridge, and pass Queens Retail Park on your right. On reaching Queensville Island take the first exit onto The Meadows into Ampleforth Drive. At the roundabout take the second exit, follow the road around the left hand bend, take the first right turn into Lancing Avenue, and right again into Ludgrove Way, which leads to Roedean Avenue. The property can be found at the very end of the cul-de-sac.

## The accommodation comprises

### GROUND FLOOR

#### ENTRANCE HALL

Having UPVC double glazed door to front, doors to the lounge and study, and stairs to first floor accommodation.

#### LOUNGE

14'9" max x 12'1" max (4.50m max x 3.68m max)

Having UPVC double glazed bay window to front, electric fire, and radiator.

#### STUDY

10'11" x 7'7" (3.33m x 2.31m)

Having UPVC double glazed bay window to front, radiator, and door to:

#### INNER HALL

Having large storage cupboard, internal door to garage, radiator and door to:

#### KITCHEN

11'10" x 8'0" max (3.61m x 2.44m max)

Having double glazed window looking into the conservatory, a range of wall, base and drawer units, built in electric oven and hob, integral dishwasher, 1 1/2 bowl stainless steel sink with mixer tap, large walk-in cupboard/pantry, radiator, door to dining room, and door to:

#### UTILITY ROOM

5'11" x 5'9" (1.80m x 1.75m)

Having wall and base units, stainless steel sink and drainer, space and plumbing for washing machine, radiator, door and double glazed window to conservatory/boot room, and door to:

#### DOWNSTAIRS W/C

5'10" max x 2'9" (1.78m max x 0.84m)

Having low flush WC, vanity unit with tiled surround and shelf, hand wash basin with mixer tap, and radiator.

#### BOOT ROOM

10'3" x 7'10" (3.12m x 2.39m)

The conservatory has been cleverly divided to create a living space to one side and useful boot room to the other. Having UPVC double glazed windows to rear, UPVC double glazed windows and door to side, and a radiator.

#### DINING ROOM

12'8" max x 9'1" max (3.86m max x 2.77m max)

Having radiator, and sliding double glazed patio door to the conservatory.

#### CONSERVATORY

16'9" x 10'5" (5.11m x 3.18m)

Having radiator, UPVC double glazed door and windows to rear.

## FIRST FLOOR

### LANDING

Having airing cupboard and loft access.

#### BEDROOM ONE

12'4" max x 11'11" max (3.76m max x 3.63m max)

Having UPVC double glazed window to front, built in wardrobes, radiator, and door to:

#### EN-SUITE SHOWER ROOM

9'1" into shower cubicle x 3'9" (2.77m into shower cubicle x 1.14m)

Having low flush WC, vanity unit with cupboards and hand wash basin with stainless steel mixer tap, shower cubicle, and heated towel rail.

#### BEDROOM TWO

12'2" max x 9'1" (3.71m max x 2.77m)

Having UPVC double glazed windows to side and rear, and radiator.

#### BEDROOM THREE

11'3" x 7'11" (3.43m x 2.41m)

Having UPVC double glazed window to front, built in cupboard, and radiator.

#### BEDROOM FOUR

8'8" x 7'0" (2.64m x 2.13m)

Having UPVC double glazed window to rear, built in cupboard, and radiator.

#### FAMILY BATHROOM

8'9" max x 7'11" (2.67m max x 2.41m)

Good size family bathroom, having UPVC double glazed window to rear, low flush WC, pedestal hand wash basin, bath with mixer tap/shower attachment, and radiator.

### OUTSIDE

The fully enclosed rear garden has a lawn, slabbed area, and side gate providing access to the front.

### TO THE FRONT

Low maintenance front, having a small lawn with mature shrubs, and parking for several cars.

### TO THE REAR

### SERVICES

All mains services are connected in accordance with normal terms of supply.

### TENURE

We are advised that the property is Freehold but verification should be obtained via your solicitor.

### VIEWING

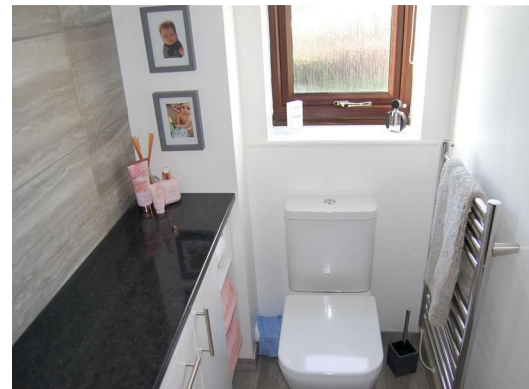
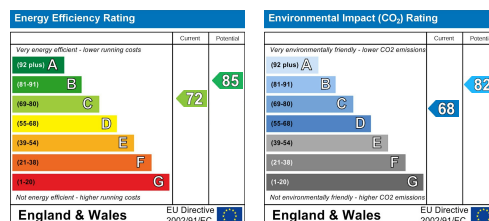
Strictly via the selling agents - NICOLSONS - 01785 214214

### ENERGY PERFORMANCE CERTIFICATE

Band C

### VACANT POSSESSION ON COMPLETION

### NOTE



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