



Rowley Hall Drive, Stafford, ST17 9FF

Offers In The Region Of £480,000

Nicolsons Estate Agents are delighted to offer for sale this exceptionally well maintained and presented, executive style detached house located in the exclusive residential area of Rowley Park. Situated in a quiet cul-de-sac the property enjoys an enviable private position and benefits from access to the gardens of Rowley Park itself. Internal viewing is strongly recommended to fully appreciate the standard of accommodation on offer which comprises: Good Size Entrance Hallway / Living Room / Dining Room / Breakfast Kitchen with Utility Room off / Conservatory / Ground Floor Cloakroom / Master Bedroom with En Suite Bathroom / Three Further Bedrooms / Family Bathroom / Integrated Double Garage / UPVC Double Glazing / Gas Fired Central Heating / Attractive Frontage / Thoughtfully Landscaped Garden to Rear / NO UPWARD CHAIN



DIRECTIONS

From Stafford town centre proceed along the A518 Newport Road over the railway bridge and taking the second left hand turning into Rowley Avenue. Take the 8th turning on the right hand side into Rowley Hall Drive, bearing round to the left hand side and following the numbers on the signpost. No 11 is situated at the head of the cul-de-sac.

The accommodation comprises:

GROUND FLOOR

GOOD SIZE ENTRANCE HALLWAY

Having composite front door with UPVC double glazed led light windows to each side, stairs to first floor accommodation, radiator with decorative cover and coved ceiling.

LIVING ROOM

18'7 into window x 12'9 (5.66m into window x 3.89m)

Having UPVC double glazed led light bay window to front, stove effect gas fire set in attractive Inglenook with brick chimney, tiled hearth and UPVC double glazed led light windows to each side, radiator and coved ceiling.

DINING ROOM

12'7 x 10' (3.84m x 3.05m)

Having double glazed led light door and windows into conservatory, laminate wooden flooring, radiator and coved ceiling.

CONSERVATORY

12'2 x 11'10 (3.71m x 3.61m)

UPVC double glazed conservatory having door to rear garden, laminate wooden flooring and heat exchange/air conditioning unit.

BREAKFAST KITCHEN

21'6 x 8'10 (6.55m x 2.69m)

Having two UPVC double glazed led light windows overlooking rear garden, range of attractive high gloss wall, base and drawer units incorporating double electric oven, microwave, dishwasher and fridge, attractive work tops housing ceramic sink unit and induction hob with extractor canopy above, matching storage units to the dining area, breakfast bar seating area, tiled floor, ceiling spotlights and radiator.

UTILITY ROOM

8'9 x 5'4 (2.67m x 1.63m)

Having UPVC double glazed led light door and window to rear garden, high gloss cupboards to match the kitchen units incorporating washer dryer, freezer unit and further storage cupboards, work surfaces housing single drainer stainless steel sink unit with mixer tap, wall mounted Baxi gas fired combination boiler hidden behind matching cupboard, tiled floor, ceiling spotlights, radiator and door into garage.

GROUND FLOOR CLOAKROOM

Having hidden cistern WC., wash hand basin set in display surfaces with cupboard beneath, radiator, tiled floor and extractor fan.

FIRST FLOOR

GOOD SIZED LANDING

Ballustrade landing having UPVC double glazed led light window to front, access to loft space, coved ceiling, radiator and built in storage cupboard.

MASTER BEDROOM

12'9 x 11'9 (3.89m x 3.58m)

Having UPVC double glazed led light window to front, radiator, coved ceiling, built in wardrobes with drawer units between and matching bedside tables.

EN SUITE BATHROOM

9'1 x 6'1 (2.77m x 1.85m)

Having UPVC double glazed led light window, P-shaped jacuzzi bath with mixer tap, waterfall shower over

and glazed screen, fitted units incorporating his and her above counter wash hand basins with mixer taps and cupboards beneath, over sink cupboards and mirror, hidden cistern WC., tiled floor, ceiling spotlights and chrome effect towel rail.

BEDROOM TWO

10'7 x 10' (3.23m x 3.05m)

Having UPVC double glazed led light window, radiator and built in wardrobe.

BEDROOM THREE

14'2 x 9'11 max overall (4.32m x 3.02m max overall)

Having UPVC double glazed led light window and radiator.

BEDROOM FOUR

10'2 x 8'2 (3.10m x 2.49m)

Having UPVC double glazed led light window and radiator.

FAMILY BATHROOM

8'1 x 6'4 (2.46m x 1.93m)

Having UPVC double glazed led light window, panel bath with mixer tap and shower attachment, shower cubicle with mains shower and glazed screen, wash hand basin set in display surfaces with cupboards and drawer beneath, over sink storage cupboards with mirror, hidden cistern WC., chrome effect towel rail and ceiling spotlights.

OUTSIDE

TO THE FRONT

The property is located in a quiet cul-de-sac with a tarmac driveway and gravel area to the side allowing parking for numerous vehicles. Pedestrian access to the rear garden can be gained via wooden gates to both sides of the property.

INTEGRAL DOUBLE GARAGE

Having up and over doors to front, electric power and lighting.

TO THE REAR

The thoughtfully landscaped rear garden has a good size slabbed patio area with steps leading up to a raised lawn having numerous inset borders with a variety of plants and shrubs, all bounded by brick walling and wooden panel fencing. An outside water tap and electric power points are also provided 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.

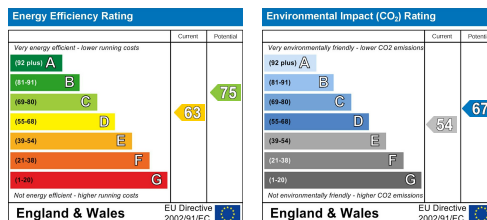
ENERGY PERFORMANCE CERTIFICATE RATING

Band D

VACANT POSSESSION ON COMPLETION

NOTE

The testing of any apparatus, equipment, fittings or services has not been carried out and therefore we cannot verify that they are in working order. The buyer is advised to obtain verification through their solicitor or surveyor. Floor plans are for illustrative purposes only and not to scale. All measurements are approximate



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• estate agents • letting agents • surveyors • valuers

7 Market Street, Stafford, Staffordshire, ST16 2JZ T: 01785 214214 F: 01785 243322 E: stafford@nicolsons.co.uk