



£375,000

KEY TENURE: Freehold

≡ EPC RATING:

£ COUNCIL TAX BAND:

The Meadows Stafford

Ardingley Avenue The Meadows
Stafford Staffordshire



Calling all buyers! Are you looking for a family home with plenty of space? Then come and view this five-bedroom detached family home located in The Meadows! Sitting right on the edge of the highly desirable development of The Meadows, quite literally overlooking meadows this family home is perfect for anyone who is looking to grow their family!

Internally the property comprises of an entrance hall, dining room, kitchen, utility, shower room and bedroom five all to the ground floor! To the first floor there is four spacious bedrooms and an ensuite to the master bedroom and a family bathroom. Externally the property is approached over a double width drive proving ample off road parking and a rear private garden. This property is one not to miss so give us a call to arrange your viewing appointment today.

- Five Bedroom Detached House
- Located In A Highly Desirable Estate
- Living Room, Dining Room, Kitchen
- Family Bathroom, Shower Room & Ensuite
- Ample Off Road Parking With A Private Rear Garden
- A Short Drive To Stafford Town Centre

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a glazed composite door and having stairs leading to the first floor landing.

Living Room 14' 10" x 10' 5" (4.52m x 3.18m)

A good-sized living room having a brick fireplace with matching hearth and open fire, decorative beamed ceiling, radiator and double glazed bow window to the front elevation.

Dining Room 12' 0" x 9' 3" (3.65m x 2.81m)

A good-sized dining room with wood effect laminate floor, radiator and double glazed French doors giving views and access to the rear garden.

Kitchen 11' 10" x 8' 0" (3.60m x 2.45m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset stainless steel one and a half bowl sink unit with chrome mixer taps. Range of built-in appliances including an oven, four ring gas hob with cooker hood over. Useful pantry, tiled splashbacks, tiled floor, radiator and double glazed window to the rear elevation.

Utility Room 5' 11" x 5' 10" (1.80m x 1.77m)

Having a range of matching units extending to base and eye level and spaces for appliances. Fitted work surface with inset stainless steel sink with chrome



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taps, tiled splashbacks, tiled floor, double glazed window to the side and door leading to the rear garden.

Ground Floor Shower Room 7' 11" x 7' 9" (2.41m x 2.35m)

Having a white suite comprising of a shower cubicle with fitted electric shower, wash hand basin with chrome taps and close coupled WC. Part tiled walls, laminate floor, radiator and two double glazed windows to the side elevation.

Bedroom Five (Ground Floor) 12' 2" x 7' 7" (3.71m x 2.30m)

A generous sized ground floor bedroom having a radiator and double glazed window to the front elevation.

First Floor Landing

Having access to loft space and airing cupboard.

Bedroom One 12' 1" x 12' 4" (3.68m x 3.76m)

A good-sized main bedroom with built-in wardrobes having hanging rail and sliding mirror fronted doors, radiator and double glazed window to the front elevation.

Ensuite Shower Room 3' 8" x 9' 8" (1.13m x 2.94m)

Having a white suite comprising of a shower cubicle with glazed screen and fitted shower, wash hand basin with chrome taps and close coupled WC. Tiled splashbacks, wood effect laminate floor, radiator and double glazed window to the side elevation.

Bedroom Two 12' 1" x 9' 5" (3.68m x 2.87m)

A second double bedroom having a radiator and two double glazed windows to the side and rear elevations.

Bedroom Three 11' 3" x 8' 0" (3.43m x 2.43m)

A further double bedroom with a radiator and double glazed window to the front elevation.

Bedroom Four 12' 2" x 7' 1" (3.71m x 2.16m)

Having a radiator and double glazed window to the rear elevation.

Family Bathroom 8' 10" x 6' 11" (2.70m x 2.10m)

Having a white suite comprising of a panelled bath with an electric shower and glazed screen with chrome taps, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Outside - Front

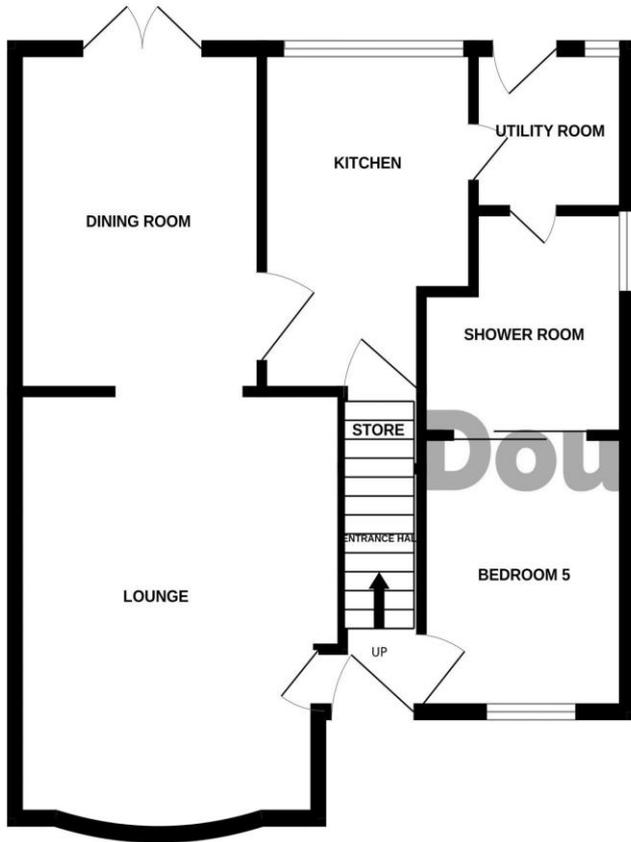
The property is approached over a double-width driveway with a lawned garden with a planting bed area and a useful garden store. The drive provides off road parking and leads to the entrance door.

Outside - Rear

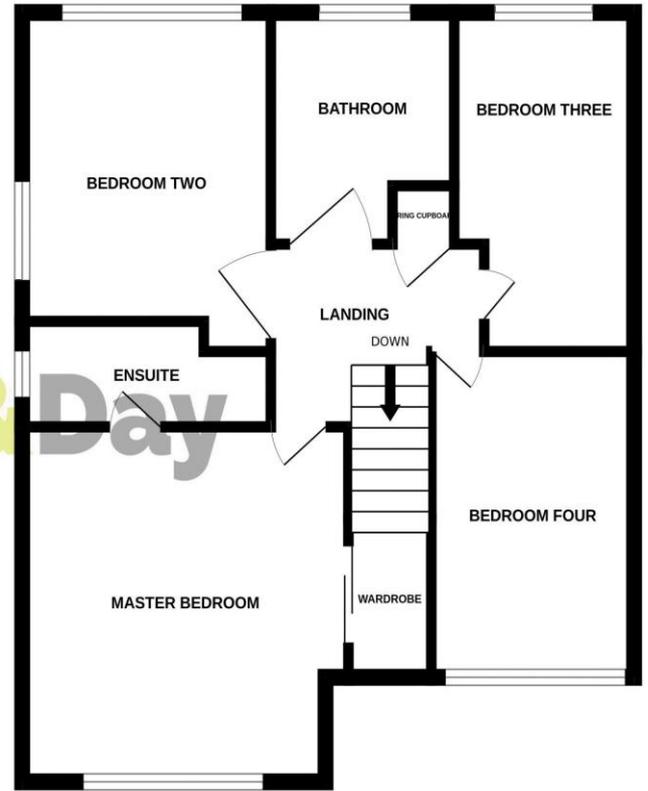
There is a paved seating area which overlooks the remainder of the garden being mainly laid to lawn being enclosed by panel fencing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
		82	82
		85	
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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