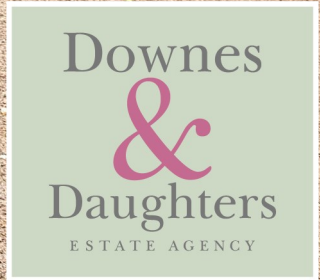




GLADE HOUSE | CLEMENTS LANE | ELFORD | STAFFORDSHIRE | B79 9DH





GLADE HOUSE

CLEMENTS LANE | ELFORD | STAFFORDSHIRE | B79 9DH

£895,000

A rare opportunity to acquire a detached family home at the heart of Elford's coveted conservation area, on this secluded and select private development of just six substantial executive homes providing a modern alternative to the period properties which dominate this idyllic location.

The flexible family accommodation extends to nearly 3,000 sq.ft, arranged over two floors and is perfectly balanced by an established plot of 0.3 of an acre and external attributes such as garaging and extensive private driveway parking. The ground floor offers a welcoming and spacious hallway, two formal reception rooms, a kitchen diner, study, utility and guest cloakroom.

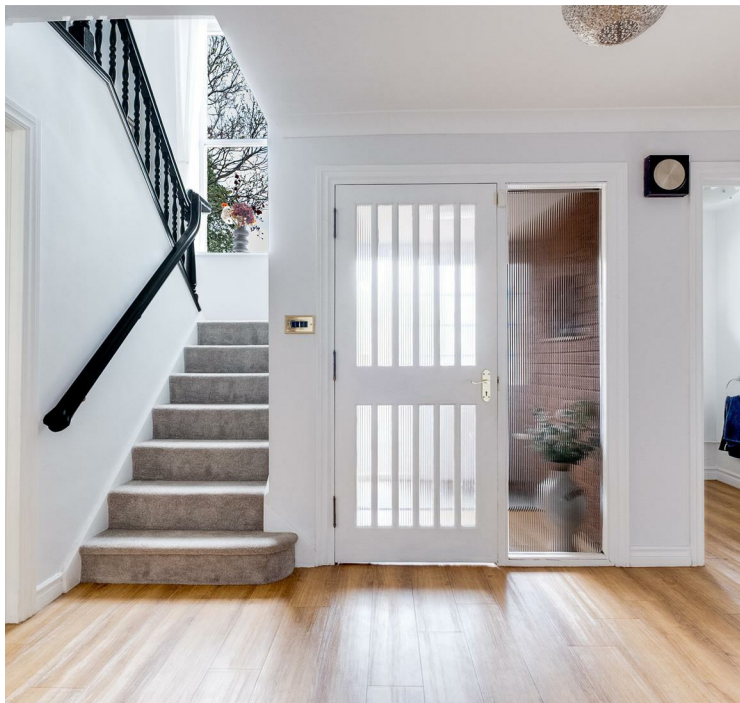
The first floor is equally impressive with a gallery landing, principal bedroom with en suite shower room, three further double bedrooms and a luxury family bathroom. All enjoying pleasant green outlooks to the front or rear aspects. The real treat lies outside with a simply stunning south facing lawned rear garden enjoying excellent levels of privacy, a detached double garage with playroom above and extensive private driveway and car port.

Viewing is advised to fully appreciate the sheer size and flexible nature of this wonderful family home and its highly desirable secluded position.



GROUND FLOOR

- Porch
- Spacious Entrance Hallway With Storage Cupboard
- 21ft Double Aspect Living Room With Sliding Doors To Garden
- Formal Dining Room With Two Sets Of Sliding Doors To Garden
- Home Office With High Quality Bespoke Fitted Furniture
- Contemporary Kitchen Diner & Family Room With Doors To Garden
- Utility Room With Door To Car Port
- Guest Cloakroom





FIRST FLOOR

- Spacious Landing With Airing Cupboard
- Principal Bedroom (fitted wardrobes)
- En Suite Shower Room
- Bedroom Two (fitted wardrobes)
- Bedroom Three
- Bedroom Four
- Luxury Family Bathroom







WHY WE LOVE THIS HOUSE...



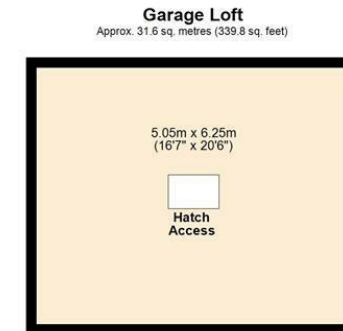
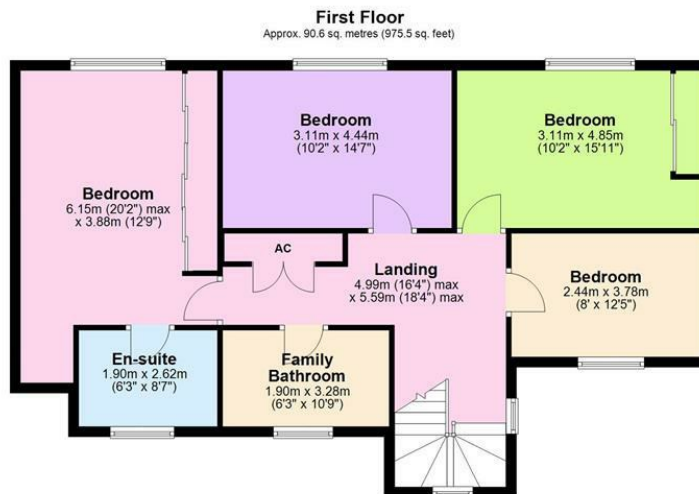
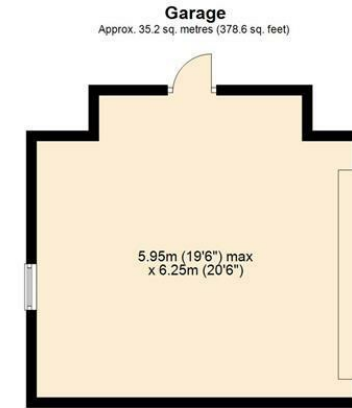


OUTSIDE

- Established Fore Garden Providing Great Privacy
- Extensive Private Driveway Providing Parking For Numerous Vehicles
- Car Port
- Detached Double Garage With Pull Down Ladder To Play Room
- Gravelled Storage Area With Greenhouse (further parking)
- Stunning South Facing Established Rear Garden With Total Privacy
- Shaped Lawn & Patio Seating Areas
- Flourishing Borders & Hedged Boundaries
- Summer House & Pergolas







Total area: approx. 278.2 sq. metres (2994.6 sq. feet)



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