



Kingfisher Drive | Stafford | ST18 0FH

Offers In The Region Of £575,000

 **Webbs**  
estate agents

## Summary

**\*\* EXECUTIVE DETACHED FAMILY HOME \*\*** **\*\* FOUR DOUBLE BEDROOMS \*\*** **\*\* PRINCIPLE BEDROOM WITH DRESSING AREA & ENSUITE \*\*** **\*\* FOUR RECEPTION ROOMS \*\*** **\*\* LARGE CONSERVATORY \*\*** **\*\* DOUBLE GARAGE \*\*** **\*\* LARGE REAR GARDEN \*\*** **\*\* PRIVATE DEVELOPMENT \*\*** **\*\* CLOSE TO SHUGBOROUGH & CANNOCK CHASE \*\*** **\*\* VIEWING ESSENTIAL \*\***

WEBBS ESTATE AGENTS are pleased to market this spacious, four bedroom executive detached family home, located in the private development within Colwich on Kingfisher Drive. Viewing of the property is essential to fully appreciate the spacious accommodation on offer throughout. The property is located close to amenities, useful transport links and a short distance to both the Shugborough Estate and Cannock Chase. The internal accommodation briefly comprises; entrance hallway large lounge, dining room, kitchen, utility, downstairs cloakroom, study, half galleried landing, four double bedrooms, principle bedroom with ensuite and a family bathroom. The property also boasts a large rear garden and a driveway for numerous vehicles.

## Key Features

- EXECUTIVE DETACHED FAMILY HOME
- PRINCIPLE BEDROOM WITH DRESSING AREA & ENSUITE
- LARGE CONSERVATORY
- LARGE REAR GARDEN
- CLOSE TO SHUGBOROUGH & CANNOCK CHASE
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE
- PRIVATE DEVELOPMENT
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Entrance Hallway

#### Living Room

19'9" x 11'8" (6.02 x 3.56)

#### Dining Room

10'6" x 11'7" (3.21 x 3.55)

#### Kitchen

9'10" x 20'1" (3.02 x 6.13)

#### Office

7'1" x 12'11" (2.17 x 3.94)

#### Utility

5'0" x 7'2" (1.53 x 2.19)

#### Guest WC

#### Conservatory

28'10" x 18'2" (8.79 x 5.54)

#### Landing

#### Bedroom One

13'8" x 11'8" (4.18 x 3.56)

#### Ensuite

#### Dressing Area

7'5" x 3'2" (2.28 x 0.97)

#### Bedroom Two

11'8" x 11'7" (3.58 x 3.54)

#### Bedroom Three

8'11" x 10'2" (2.73 x 3.10)

#### Bedroom Four

6'5" x 11'9" (1.97 x 3.59)

#### Family Bathroom

5'6" x 9'9" (1.70 x 2.99)

#### Garage

17'1" x 18'7" (5.22 x 5.68)

#### Rear Garden

IDENTIFICATION CHECKS - C







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

