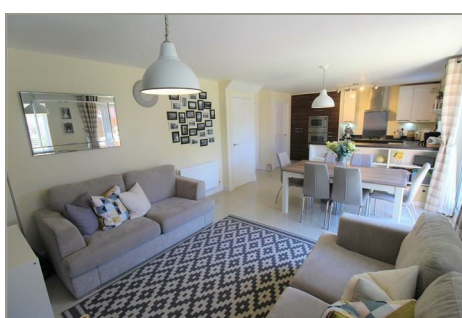




45 Reed Drive , Stafford, ST16 1FE

NEVER TOO MUCH. I just don't wanna stop...this property will have you looking at the pictures over and over again as you imagine YOU in YOUR new home right here! Show home quality throughout this sizeable family home is move in ready. Boasting a HUGE modern kitchen/diner come family area, equipped with integrated appliances and separate utility room! Immaculate large lounge and downstairs cloakroom. Upstairs, the property benefits from four fantastic sized bedrooms with an en-suite to the master and completed with a modern family bathroom. Externally, the property benefits from off road parking and a detached garage. To the front a lawned garden and to the rear a fully enclosed lawned garden with paved patio area. Perfectly located within walking distance to local schooling, town centre and all local amenities. What are you waiting for, pick up the phone and book your viewing today to avoid disappointment, because as I told you a thousand views of this property will never be too much, never too much!!!

Asking price £289,950

45 Reed Drive

, Stafford, ST16 1FE



- STUNNING DETACHED
- FOUR FANTASTIC SIZED BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- EARLY VIEWING A MUST
- SPACIOUS LOUNGE
- FAMILY BATHROOM PLUS EN-SUITE
- OFF ROAD PARKING/DRIVEWAY
- HUGE KITCHEN/DINER/FAMILY AREA
- UTILITY ROOM
- DETACHED GARAGE

Ground Floor

Entrance Hall

The property has a door to the front aspect coupled with a double glazed window. Staircase leads to the first floor and radiator. Karndean flooring.

CloakRoom/W.C

5'8" x 4'1" max (1.74 x 1.26 max)
A double glazed Window overlooks the front aspect. Low level W.C and wash hand basin, radiator. Wood effect vinyl floor.

Lounge

15'3" x 11'10" max (4.66 x 3.62 max)
A double glazed bay window overlooks the front aspect. Radiator, TV point.

Kitchen Diner

25'1" x 12'3" max (7.65 x 3.74 max)
Two double glazed windows, overlook the rear aspect and double glazed patio doors lead out to the rear garden. Fitted with a range of wall and base storage units with coordinating work surfaces and stainless steel sink unit and drainer. Integrated appliances include fridge, freezer, electric oven, gas hob with overhead extractor fan, dishwasher and microwave. Two radiators and TV Point. Houses under-stair storage cupboard. Ceramic tile flooring throughout. Space for dining table and chairs and seating area.

Utility Room

6'7" x 5'8" max (2.03 x 1.73 max)
A door leads out to the side of the property. Fitted with wall and base storage units, coordinated work surfaces and stainless steel sink. Space and plumbing for

washing machine and tumble dryer. Ceramic tile flooring throughout. Radiator. Wall unit housing boiler.

First Floor

First Floor Landing

Loft Access hatch and radiator.

Bedroom One

13'6" x 11'11" max (4.13 x 3.64 max)
A double glazed window overlooks the front aspect, radiator, telephone and TV point. Built in wardrobe and door leading to en-suite.

En-suite

8'2" x 4'3" max (2.50 x 1.30 max)
A double glazed window overlooks the side aspect. Low level W.C, wash hand basin and shower cubicle. Wood effect vinyl floor. Ladder style towel radiator.

Bedroom Two

12'7" x 10'11" max (3.84 x 3.34 max)
A double glazed window overlooks the front aspect. Radiator.

Bedroom Three

11'2" x 9'6" max (3.42 x 2.92 max)
A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

9'1" x 7'6" max (2.79 x 2.30 max)
A double glazed window overlooks the rear aspect. Radiator

Bathroom

10'9" x 5'9" max (3.28 x 1.77 max)
A double glazed window overlooks the side aspect. Fitted with a suite comprising

low level W.C, wash hand basin and panelled bath with shower over. Ladder style towel radiator. Storage cupboard housing water tank. Wood effect vinyl floor.

Exterior

Front Garden

Tarmacadam driveway leading down the side of the property. Lawned area and paved pathway leading to entrance door.

Rear Garden

Fully enclosed rear garden mainly laid to lawn with paved patio seating area.

Detached Garage

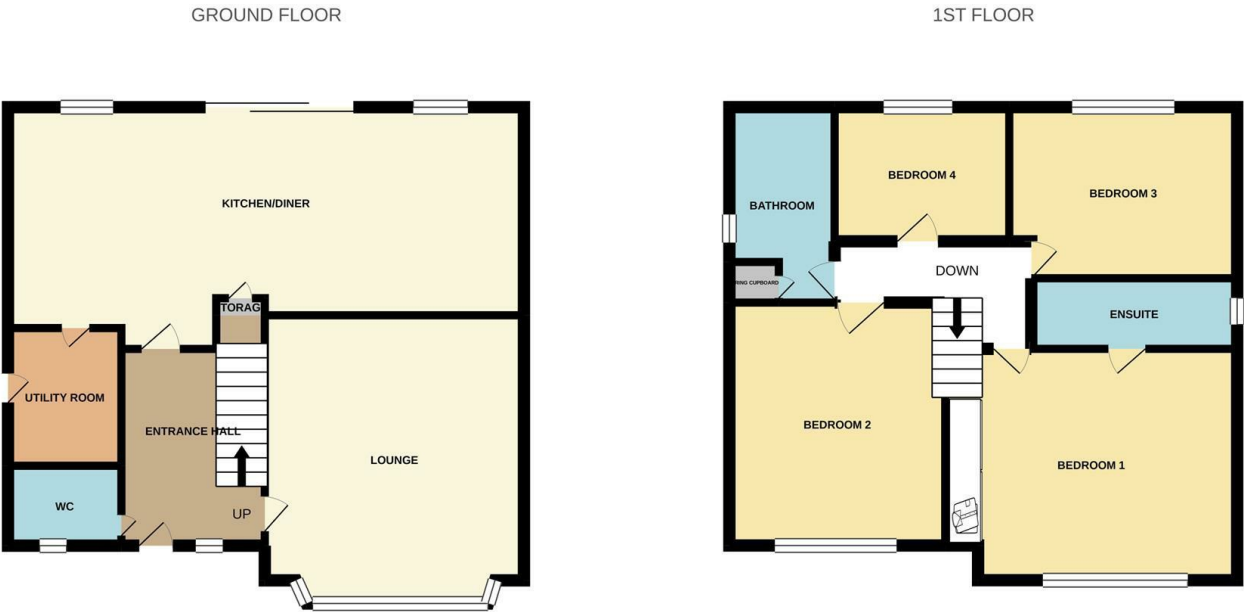
Single garage attached to neighbours garage. Up and over door. Power and lighting.

Service Charges

The property is a Freehold. Service charges apply to maintain open green space on the estate, at time of marketing £129.95 per annum. Paid for up until 30th April 2021.



Floor Plan



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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