



35 Rowley Bank, Stafford

**Tinsley
Garner**
independent property expertise





A traditional family home in a mature suburban setting in one of Stafford's most sought after residential areas. The house has been extensively remodelled, upgraded and improved to offer spacious living areas catering for every requirement of modern family life, including a fabulous open plan dining kitchen with bi-fold doors to the gardens, complimented by four well proportioned bedrooms, all being appointed to the highest of standards. Step beyond the threshold and you will discover a delightful mature garden which offers plenty of opportunity for outdoor living with several sitting areas designed to enjoy sunshine throughout the day and into the evening. Rowley Bank is located on the south western side of Stafford approximately half a mile from the town centre and railway station, close to the Stafford County Hospital and within 5 minutes drive of the M6 jct 13. All in all a fabulous family home in great location convenient for everything the town has to offer. NO UPWARD CHAIN

Porch

Arched entrance porch with quarry tile step.

Entrance Hall

A welcoming reception area with traditional style half glazed wooden front door, turned staircase with tall window on the half landing and below stairs store. Oak floor. Radiator.

Living Room

A comfortable reception room which features a bay window to the front of the house, period style fireplace with wooden surround, marble inset and hearth and living flame gas fire. Oak floor throughout and original picture rail. Radiator,

Sitting Room

A lovely sitting room which has a bay window to the rear overlooking the garden and French doors opening to the patio. Gorgeous period fireplace with marble surround, cast iron grate and granite hearth with open fire. Oak floor. TV aerial connection. Radiator.

Kitchen / Dining / Living Space

The de-rigueur requirement of the twenty-first century family home! This fabulous open plan room provides space for dining, entertaining and casual living and enjoys full width bi-fold doors connecting the house seamlessly to the garden. The kitchen features an extensive range of contemporary style units, with high gloss cabinet doors, granite counter top with inset ceramic induction hob, stainless steel extractor and twin eye level ovens. Fully integrated refrigerator, freezer and dish washer. Island unit with waterfall counter top, under set sink and breakfast bar seating 4. Lots of natural light from a lantern light with opening window over the kitchen area and window to the front off the dining area. Inset low energy lighting and porcelain tiled floor extending through to the utility and cloakroom. Three radiators.

Utility Room

Wall cupboards and larder cupboard, work surface. Plumbing for washing machine & space for a dryer. Half glazed upvc back door.

Cloakroom & WC

Featuring a white contemporary suite with WC and basin in vanity unit. Radiator.



Landing
 Turned staircase to a part gallery landing with tall window to the front of the house and access hatch to loft space.

Main Bedroom
 Spacious double bedroom with bay window to the front of the house. Bespoke built-in wardrobes with dressing table to the length of one wall. Radiator.

Bedroom 2
 Large double bedroom with bay window to the rear overlooking the garden. Feature period style fireplace with cast iron grate. TV aerial connection. Radiator.

Bedroom 3
 Double bedroom with window to the rear of the house overlooking the garden. Built-in wardrobes with sliding mirror doors to one wall. TV aerial connection. Radiator,

Bedroom 4
 Generous size single bedroom with window to the front of the house. Built-in wardrobes with sliding mirror doors to one wall. Radiator.

Bathroom
 Stylish bathroom featuring a white suite with traditional style roll top bathtub with ball & claw feet and chrome hand shower, corner quadrant shower enclosure with glass screen and thermostatic shower, basin in vanity cupboard. Ceramic tiled floor and pert tiled walls, inset low energy lighting and period style cast iron radiator. Window to the rear of the house.







Separate WC

White Suite. Ceramic tiled floor and wooden wall panelling to half height. Window to the front of the house.

Outside

The house occupies a prominent corner plot set in large established gardens. The frontage is hard landscaped with parking for several cars and has an electric vehicle charging point. The rear garden is beautifully landscaped featuring lawn area with extensive mature borders with a variety of shrubs and trees. Large block paved patio extending across the rear of the house, and several seating areas within the garden to enjoy sunshine throughout the day. Hard standing at the bottom of the garden with wooden garden shed.

General Information

Services: Mains gas, water, electricity 7 drainage. Gas central heating.

Council Tax band E

Freehold Asking price £545,000

Viewing by appointment

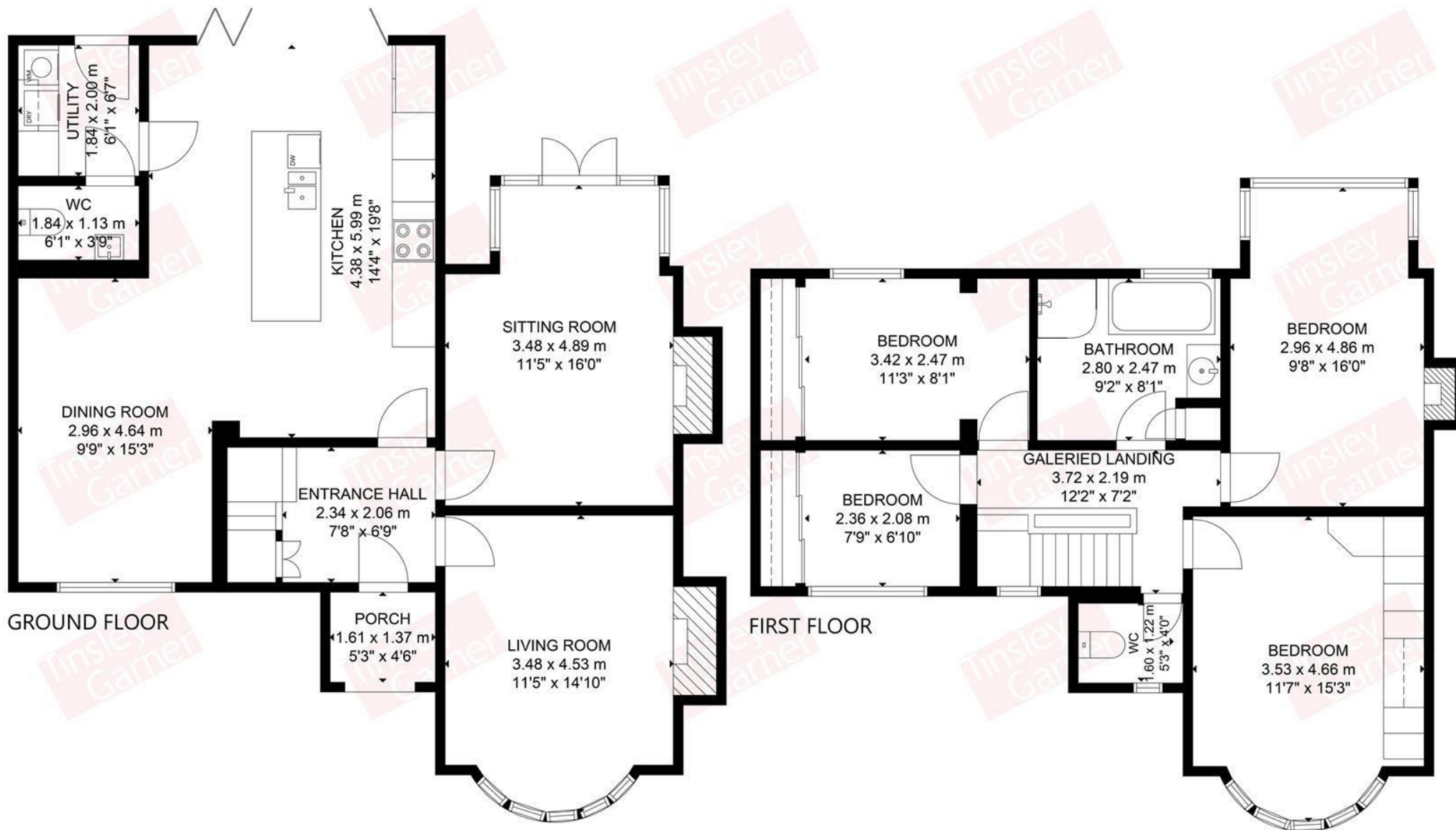
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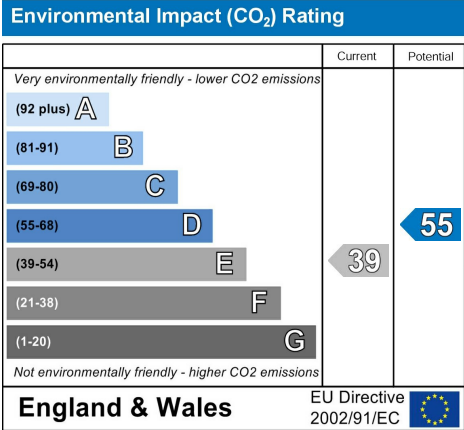
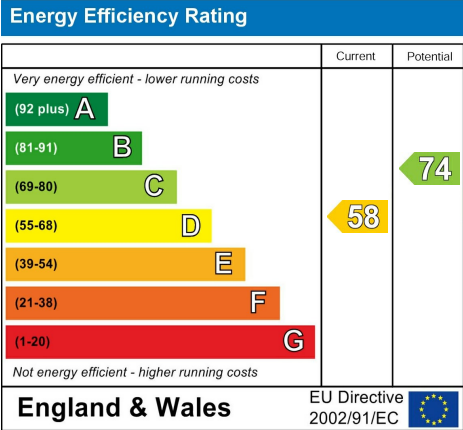
Vacant possession on completion.













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