



12 Landor Way, Stafford, Staffordshire, ST17 9WL

£162,500

Think fast! Its question time! Does a property this lovely really exist or am I on another planet? Welcome to Earth and in a galaxy far far away this is not! In a leafy cul de sac on the outskirts of Stafford town centre it is!! Having three fabulous bedrooms, a bright living room, a separate dining room, the country style kitchen is perfectly formed and looks into the sizeable conservatory (an additional space to dine and large enough for a family space too!) The master bedroom is generous and light and bedroom two and three are sure to cause arguments in the family pecking order! The grounds are just as impressive with a block paved and gravelled space to the front providing private parking and a beautifully managed rear garden bursts with colour and offers seating options galore! Situated in ever popular Stafford with convenient access to commuter links, train station, local schooling and is within walking distance to the town centre. As out of this world as this may sound I assure you this family home is within your reach!



ACCOMMODATION

Ground Floor

Entrance Hall

A large entrance hall with a double glazed glass panelled composite door, doors to the ground floor rooms and stairs rising to the first floor with a generous under stairs storage cupboard below. Radiator.

Living Room 13' 3" x 10' 4" (4.04m x 3.15m)

Having a double glazed window to the front with a contemporary gas flame effect pebble fire and stainless steel surround and a radiator.

Dining Room 9' 2" x 8' 5" (2.79m x 2.56m)

Having double glazed French doors leading into the conservatory and a radiator.

Kitchen 9' 2" x 8' 4" (2.79m x 2.54m)

Having a double glazed window looking to the conservatory. This is a modern country style kitchen with a range of matching base, drawer and wall mounted units and walnut effect worksurfaces extending along three sides with tiled splashbacks. With a one and a half bowl Franke sink with a mixer tap, space for a Rangemaster oven and grill with a four burner gas hob and having a stainless steel cooker hood over. Space for a fridge freezer and washing machine, with ceramic tiled flooring and open entry to the dining room.

Conservatory 15' 5" x 9' 5" (4.70m x 2.87m)

Having double glazed windows to three sides and bi-folding doors with a lantern style roof. Ceiling lighting, tiled flooring and a radiator.

Guest WC 5' 10" x 3' 1" (1.78m x 0.94m)

Having a double glazed privacy window to the front and a radiator. With a modern white suite comprising a close coupled WC and a corner wall mounted wash hand basin with tiled splashbacks.

First Floor

Landing

A bright landing with doors to the first floor rooms, a large airing cupboard and loft access hatch.

Master Bedroom 11' 0" x 11' 10" (max)(3.35m x 3.60m (max))

Having a double glazed window to the front. With a built-in double wardrobe with mirrored sliding doors and a radiator.

Bedroom Two 9' 6" x 9' 1" (2.89m x 2.77m)

Having a double glazed window to the rear. With a built-in double wardrobe with mirrored sliding doors and a radiator.

Bedroom Three 8' 11" x 6' 3" (to robes)(2.72m x 1.90m (to robes))

Having a double glazed window to the front with a triple built-in wardrobe with mirrored sliding doors and a radiator.



Shower Room 7' 4" x 6' 0" (2.23m x 1.83m)

Having a double glazed privacy window to the rear. A contemporary white suite with a close coupled WC, a pedestal wash hand basin with mosaic tiled splashbacks and a walk-in double shower unit with a mains shower and a glass pivot door. With part tiled walls, tile effect flooring, extractor fan and a radiator.

Exterior

To the front of the property is a block paved driveway and a low maintenance gravelled space ideal for parking the family's vehicles. The rear of the property is a well maintained garden with patio seating areas, a low maintenance gravelled seating area and a vast array of trees, plants and shrubs and with fence panels to the boundaries.

Garage 18' 1" x 8' 6" (5.51m x 2.59m)

Having an up and over garage door and with a double glazed glass panelled exterior door leading to the gardens. With power and lighting.

Directions

Leave Stone town via the Newport Road/A518. Turn left onto West Way. Turn right onto Coleridge Drive. Turn right onto Tennyson Road and then turn left onto Milton Grove. Turn right onto Landor Way where the property will be on the right hand side.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.



Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

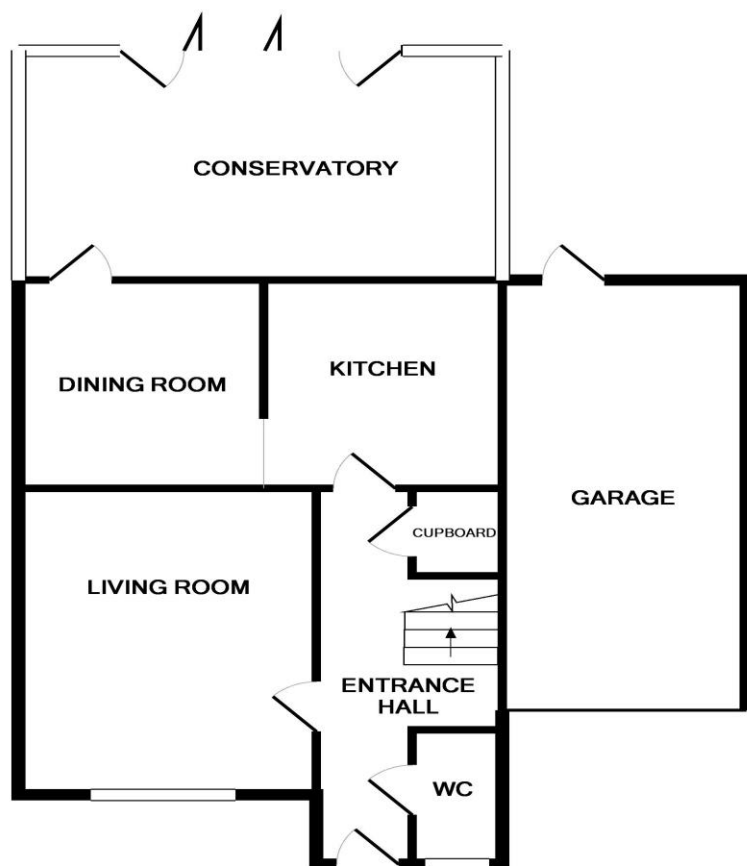
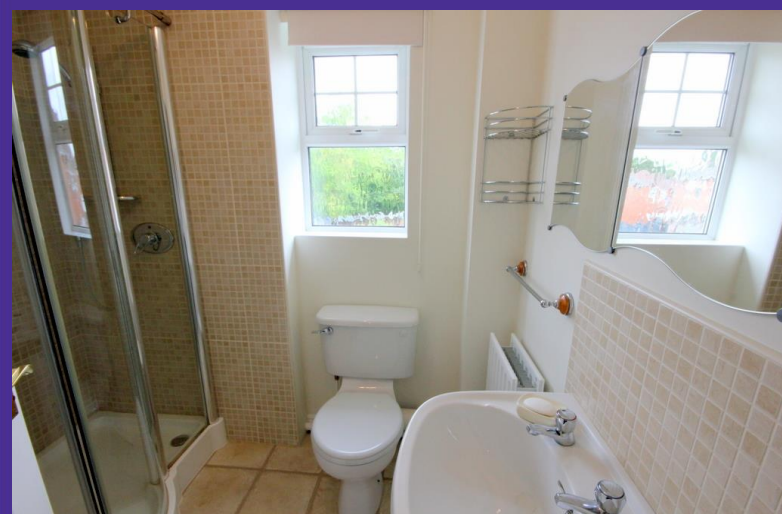
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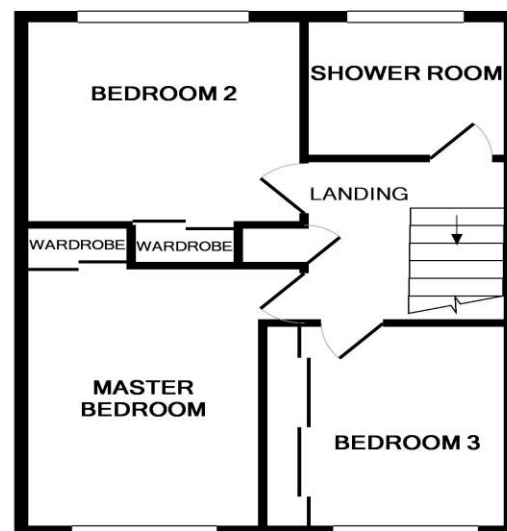
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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