



35 Fernwood, Stafford

£280,000 Freehold



Beautifully presented throughout with tasteful decor and high quality fixtures and fittings • Ample space for parking to the front & an enclosed garden out to the rear with patio and large area laid to lawn • Three spacious bedrooms along with a family bathroom benefitting from both bath and separate shower enclosure • Located on a quiet cul-de-sac with excellent access handy amenities & great schoolings close by! • Space, Space and even more Space! Having a lounge, dining room and conservatory in addition to the kitchen and utility room!



If you can't see the wood for the trees when it comes to your property search, let us step in to help with this beautiful three bedroom home sitting on a quiet cul-de-sac in Stafford. A block paved driveway provides ample parking for multiple cars to the front of the property with a porch creating the perfect place to take your shoes off before you enter into this beautiful family home via the entrance hallway. From the hallway there is access into the main living room, a wonderfully bright room having large window to the front aspect, and the kitchen to the rear. The kitchen stretches across the rear of the property and is fitted with a range of base and wall units having solid wooden work tops to finish along with a range of appliances including an integrated dishwasher, microwave and oven as well as a wine fridge beneath the work tops and a large American style fridge freezer. From the kitchen, glazed doors open into a large conservatory with a privacy wall to one side and further doors opening out onto the patio creating a fantastic additional reception room/play room for the children. Back through the kitchen, there is access into a utility room where there are units to match those in the kitchen with space beneath for both a washing machine and tumble dryer with door opening out into the rear garden, access into the dining room, storage cupboard and ground floor WC. Up on the first floor there are two large double bedrooms along with a spacious third bedroom whilst the bathroom sits to the rear having been beautifully fitted with both bath having water jets and separate walk in shower enclosure, wash hand basin and WC. Outside, the rear garden is enclosed with a useful gate to the side providing access onto a neighbouring play area with the garden being mainly laid to lawn having paved patio space and raised beds to the borders. The property is located in the county town of Stafford with both a bustling High Street and multiple retail parks near by providing all that you need on your door step including shops, restaurants and other necessary amenities. There are also excellent links further afield from the main line train station in the town centre as well and both junctions 13 and 14 of the M6 motorway. Not to mention great schooling close by! Don't let this one pass you by! Give us a call in the office to arrange your viewing.



Beautiful 3-bed home in quiet cul-de-sac, Stafford. Spacious living room, modern kitchen with appliances, large conservatory, utility room, WC, 3 beds & luxurious bathroom. With an enclosed garden. Near amenities, train station, M6. Ideal family property! Call to view. Council Tax band: C

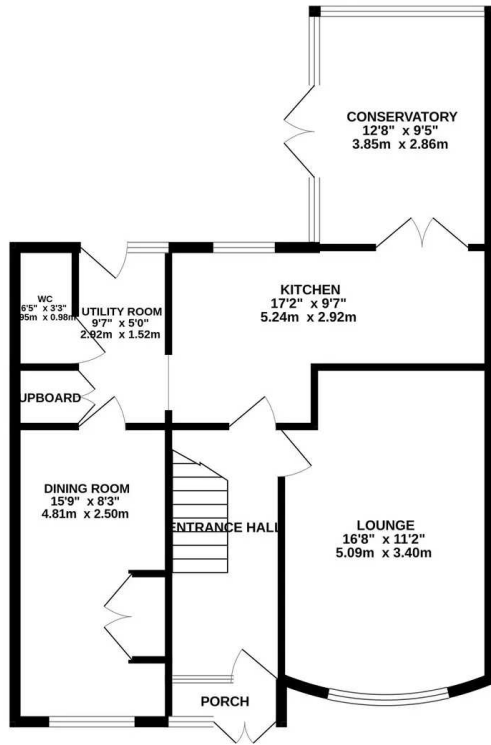
Tenure: Freehold

EPC Energy Efficiency Rating: D

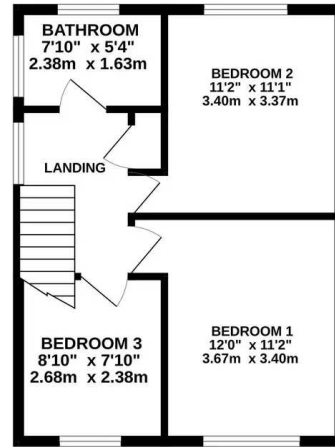
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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