



## 2 Thomas Avenue, Stafford

£375,000 Freehold



Extended four-bedroom detached family home in desirable corner position, in sought after location! • Having a seamless flow between the modern breakfast kitchen, dining area and extended living room creates the perfect setting for family life. • The landscaped rear garden, complete with patio areas, provides a perfect outdoor space, ideal for relaxing or entertaining in a suntrap setting. • Situated in a quiet cul-de-sac in the desirable Castlefields estate, the home offers easy access to Stafford's amenities, excellent schools, and commuter links. • A five-minute stroll to the old railway line opens up fabulous country walks, offering a serene escape into nature while still being close to the conveniences of town living.





Stop Right There! Your Property Search is Over! Welcome to your ideal family home on Thomas Avenue, positioned in the highly sought-after Castlefields area of Stafford. This stunning detached four-bedroom home is a checklist come true, ticking every box and more! Ample Living Space? Check! Step into the welcoming entrance hall that leads you to your first spacious and recently updated living room at the front, complete with a charming feature fireplace. Open-Plan Living? Check! The modern breakfast kitchen to the rear is a delight, featuring built-in appliances, a breakfast bar, and a fabulous under-stairs pantry. Through to the dining room and extended versatile sitting room with skylights, this area is perfect for family gatherings. Add a practical utility room, a downstairs guest cloakroom, and convenient access to the integral garage, and your ground floor is complete. Do not put your pens down yet! Master Suite with Ensuite? Check! Upstairs, the spacious master bedroom boasts an ensuite shower room and abundant, cleverly designed storage, including fitted wardrobes and an innovative space over the stairs. Additional Bedrooms and Family Bathroom? Check! Three more spacious bedrooms, two with fitted wardrobes, and a family bathroom with an overhead shower provide ample space for the entire family. Beautiful Outdoor Space? Check! Outside, the immaculate landscaped rear garden is your personal and private spot, complete with patio areas perfect for soaking up the sun. The off-road driveway leads to the garage, offering ideal storage solutions. Prime Location? Check! Positioned on a generous corner plot in a quiet cul-de-sac, this home is close to all of Stafford's fabulous amenities, excellent schools, and brilliant commuter links. Just a five-minute stroll to the old railway line opens up fabulous country walks, providing the perfect blend of town convenience and nature's tranquillity. So, put your checklist down and stop your search right here! Call James Du Pavey now to arrange your viewing and discover your dream home!



Ideal family home in sought-after Castlefields, Stafford. Detached 4-bed with ample living space and modern open-plan kitchen.

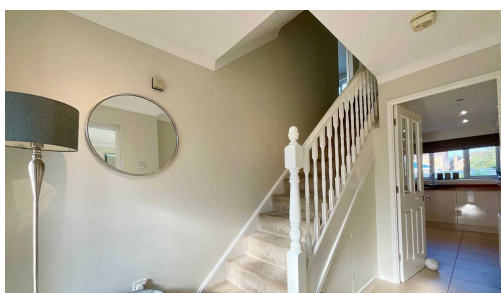
Master suite with ensuite, landscaped garden, and off-road parking. Close to amenities and excellent schools. Arrange a viewing now with James Du Pavey!

Council Tax band: D

Tenure: Freehold

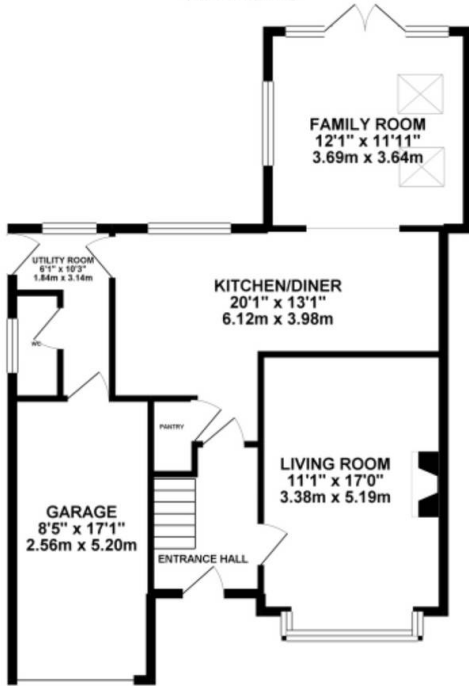
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

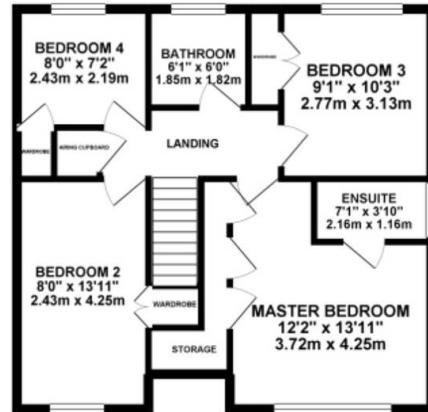




GROUND FLOOR 789.44 sq. ft.  
(73.34 sq. m.)

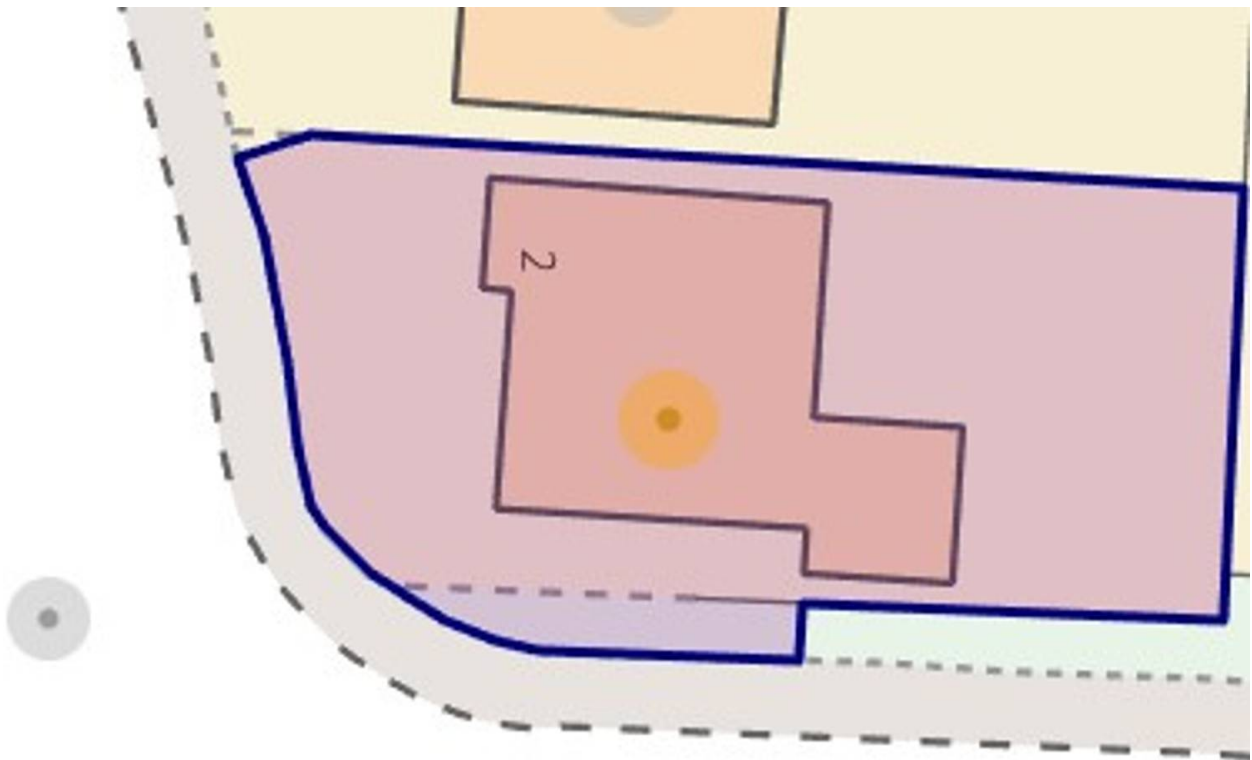


1ST FLOOR 597.03 sq. ft.  
(55.47 sq. m.)



TOTAL FLOOR AREA: 1386.46 sq. ft. (128.81 sq. m.) approx.

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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