



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £340,000

LANDONS WAY, STAFFORD, STAFFORDSHIRE, ST16 2EJ



KEY FEATURES

- THREE BEDROOM DETACHED PROPERTY • GARAGE AND OFF-ROAD PARKING • SPACIOUS LOUNGE • MODERN KITCHEN/DINER • EN-SUITE TO MASTER BEDROOM • PRIVATE SOUTH FACING REAR GARDEN • WALKING DISTANCE OF THE TOWN & STATION • EASY ACCESS TO MOTORWAY NETWORK VIA M6

DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented three Bedroom Detached House with Garage and off-road parking and within walking distance of the town centre and railway station.

The property comprises an Entrance Hall, Lounge, Kitchen/Diner and Guest Cloakroom of the Ground Floor; on the First Floor is the Landing, Master Bedroom with en-suite shower room, Two further Bedrooms and the Family Bathroom. the property benefits from gas central heating and double glazing.

At the front of the property is a garden laid to lawn with a central paved pathway to the entrance and a shrubbery hedge, adjacent is a "Tarmacadam" driveway to garage allowing parking for two vehicles in tandem. To the rear is southwest facing fully enclosed garden with good sized paved patio area for alfresco dining and outdoor entertainment, a garden laid to lawn and is, a sun-trap and is surrounded by well maintained wooden fencing.

Council Tax Band D
Mains Electric & Gas
Mains Water, Drains & Sewerage
Broadband FTTP
Mobile Coverage
No Risk of Flooding

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/9-landons-way>

LOCATION

Castle Street is opposite the Sainsbury supermarket, continue down Castle Street over the railway bridge and turn right onto Landons Way your destination will be on the left.

GROUND FLOOR

Entrance Hall - 13' 4" x 7' 1" (4.08m x 2.17m) The property is entered via a black composite door with storm canopy above into a welcoming Entrance Hall with white decor, a white ceiling with central pendant light fitting, double glazed transoms window with matching glazed panels to each side of the door, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the kitchen/diner, lounge guest cloakroom and stairs rising to the floor above.

Lounge - 17' 5" x 10' 1" (5.31m x 3.08m) The spacious Lounge has white decor, a white ceiling with twin penadant light fittings, a double glazed window with fitted 'Venetian' blinds to the front aspect, double glazed 'French' doors opening onto the paved patio area, two wall mounted central heating radiators, TV connection and neutral fitted carpet.

Kitchen/Diner - 17' 5" x 9' 1" (5.31m x 2.77m) The modern Kitchen/Diner has white decor, a white ceiling with recessed spot lights and a pendant light fitting in the dinging area, a double glazed window to the front aspect fitted with "Venetian" blinds, a double glazed "French" door opening onto the paved patio area, a wall mounted central heating radiator and built-in cupboard and neutral vinyl tiled flooring. There is a selection of white full height, wall and base units having under-lighting, grey granite effect countertops and upstands inset with a stainless steel one-and-a-half bowl sink, drainer



and chrome mixer tap, a stainless steel five burner gas hob with cooker extractor hood above, a built-in double electric oven, integrated dishwasher, washing machine and fridge-freezer. There is ample room for a table and chairs.

Guest Cloakroom - 5' 7" x 3' 3" (1.71m x 1m) The Guest Cloakroom is conveniently situated off the entrance hall, has white decor, a white ceiling with central flush light fitting and extractor fan, a wall mounted central heating radiator and wood effect vinyl flooring. The white sanitary ware comprises a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 7' 8" x 6' 1" (2.36m x 1.87m) The Stair rise from the entrance hall with two quarter turns to the Landing above, the decor is white, a white balustrade, white ceiling with pendant light fitting and loft hatch giving access to the roof space, a double glazed window fitted with a "Venetian" blind to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the three bedrooms, a storage cupboard and family bathroom.

Master Bedroom - 12' 0" x 9' 4" (3.67m x 2.87m) The Master Bedroom has white decor with a pale grey contrast wall, a white ceiling with a pendant light fitting, a double glazed "Juliet" Balcony, fitted wardrobe, a wall mounted central heating radiator, TV connection point and a neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite Shower Room - 9' 4" x 4' 9" (2.87m x 1.47m) The stylish En-Suite Shower Room has white decor with half tiling behind the sanitary ware and full height tiling in the showering area, a white ceiling with pendant light fitting and extractor fan, a double glazed window with obscured glass and "Venetian" blinds to the rear aspect, a wall mounted heated towel rail/radiator and grey vinyl flooring. The white sanitary ware comprises a double tray with mains fed shower and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

Bedroom 2 - 10' 1" x 10' 0" (3.08m x 3.07m) The Second Bedroom has pale grey and white decor, a white ceiling with pendant light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

Bedroom 3 - 10' 2" x 7' 7" (3.1m x 2.33m) The Third Bedroom has pale green decor, a white ceiling with pendant light fitting, a double glazed window to the front aspect with fitted "Venetian" blind, a wall mounted central heating radiator and neutral fitted carpet.

Family Bathroom - 6' 9" x 6' 2" (2.08m x 1.88m) The Family Bathroom has white decor with half tiling behind the sanitary ware and full height tiling in the bathing area, a white ceiling with pendant light fitting, a double glazed window with obscured glass to the front aspect, a wall mounted heated towel rail/radiator and beige vinyl flooring. The white bathroom suite comprises a panel bath with mains fed shower and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

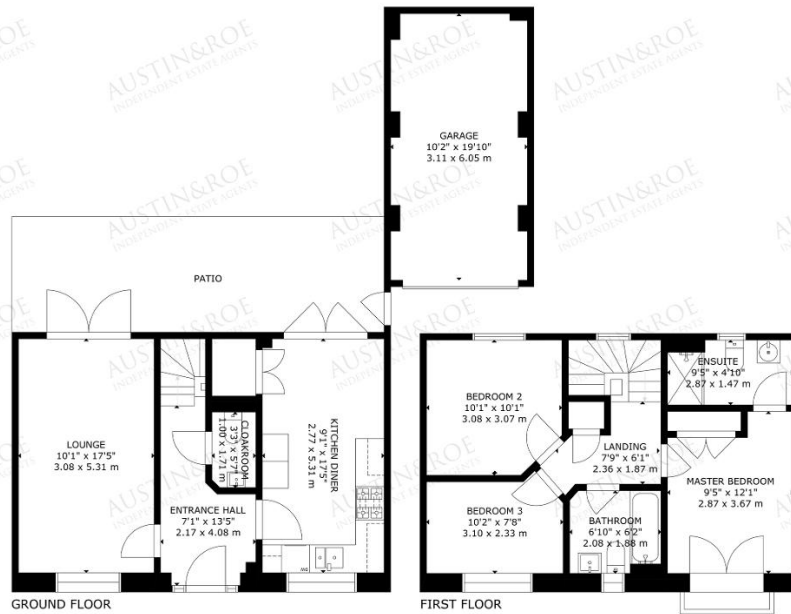
EXTERIOR

Garage - 19' 10" x 10' 2" (6.05m x 3.11m) The Detached Garage has up-and-over doors and benefits from power and light.

Outside Areas - At the front of the property is a garden laid to lawn with a central paved path to the front door and a shrubbery boarder to the front boundary. Adjacent to the garden is a "Tarmacadam" driveway for two cars in tandem and a gate into the rear garden.

To the rear is a garden laid mainly to lawn with a good size pave patio area for alfresco dining and outdoor entertaining. The entire garden is surrounded by well maintained wooden fencing.





GROSS INTERNAL AREA
 TOTAL 88 m²/951 sq ft
 GROUND FLOOR: 44 m²/475 sq ft, FIRST FLOOR: 44 m²/475 sq ft
 EXCLUDED AREAS: GARAGE: 19 m²/202 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		