



Connells

Barbary Grange
Stafford



Property Description

Welcome to your new home, an outstanding executive family home occupying a prime position within one of Stafford's most sought after semi rural locations and situated on a quiet private development. This family home offers an exceptional and flexible level of accommodation arranged over three floors, this impressive residence is perfectly suited to modern family life, entertaining and multi-generational living.

Barbary Grange benefits from excellent access to highly regarded schools, local shops, Stafford town centre and superb transport links, making it an exceptional opportunity to acquire a prestigious family home in a highly desirable location. The perfect house and location for a growing family.

The property comprises of two/three reception rooms, five/six bedrooms and four bathrooms. Outside the property there is a former garage now converted to games room or home office, car port with parking for multiple vehicles. Viewing strongly recommended to appreciate this stunning home.

Entrance Hall

UPVC double glazed door to front, stairs to first floor and radiator.

Sitting Room

13' 3" x 12' 9" (4.04m x 3.89m)

UPVC double glazed window to the front, radiator and coal effect fire with surround

Wc

Low level WC and hand wash basin

Kitchen Diner/Family Room

28' 1" x 24' 11" (8.56m x 7.59m)

UPVC double glazed window to front and rear, UPVC double glazed French doors to rear, modern vertical radiators, modern fitted wall and base units with worksurfaces over, space for appliances and range style cooker, extractor fan and one and a half bowl sink with drainer and mixer taps

Utility

5' 4" x 10' 11" (1.63m x 3.33m)

UPVC double glazed door to rear, wall and base units with work surfaces over, radiator and space for appliances

Landing

UPVC double glazed window to the rear and radiator

Living Room/Bedroom

16' 2" x 13' 5" (4.93m x 4.09m)

UPVC double glazed window to front and radiator.

Bedroom Three

13' 1" x 10' 4" (3.99m x 3.15m)

UPVC double glazed window to the front and radiator

En-Suite Three

UPVC double glazed window with frosted glass to the front, Low level WC pedestal hand wash basin, tiled splashbacks and shower enclosure.

Bedroom Four

11' 3" x 10' 1" (3.43m x 3.07m)

UPVC double glazed window to the front and radiator

Bedroom Five

9' 8" x 8' 5" (2.95m x 2.57m)

UPVC double glazed window to the rear and radiator

Bathroom

UPVC double glazed window with frosted glass to the side, Low level WC pedestal hand wash basin and tiled splashbacks.

Landing

UPVC double glazed window to the rear and radiator

Master Bedroom

15' 11" x 11' 6" (4.85m x 3.51m)

UPVC double glazed window to the front, built in wardrobe and radiator

En-Suite 1

UPVC double glazed window with frosted glass to the side, Low level WC pedestal hand wash basin, tiled splashbacks and shower enclosure.

Bedroom Two

20' 6" x 9' 2" (6.25m x 2.79m)

UPVC double glazed window to the rear and radiator

En-Suite Two

UPVC double glazed window with frosted glass to the side, Low level WC pedestal hand wash basin, tiled splashbacks and shower enclosure.

Outside

Games Room / Home Office

17' 9" x 16' 8" (5.41m x 5.08m)

Car Port

To the side there is a carport with parking for several vehicles

Gardens

To the rear there is a well presented low maintenance garden with paved patio area.

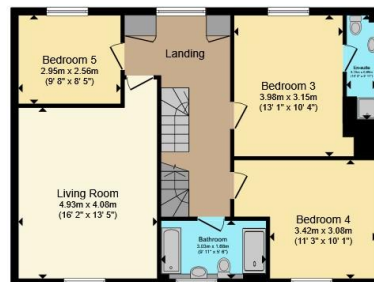








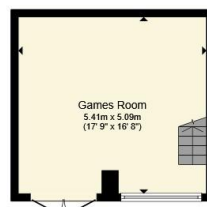
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 255.8 m² (2,753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Unit 3C, Salter Street
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EPC Rating: C Council Tax
Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/STD106977



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