



11 Kensington Drive, Stafford, ST18 0WA

**Dixon & Co**

Sales Lettings Commercial

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**This stunning, contemporary home, set on the East side of Stafford, is located in a quiet cul-de-sac, providing the perfect mixture of privacy and a friendly neighbourhood atmosphere. The property is in an excellent school catchment area and is close to the market town of Stafford, with its full range of public & leisure services, high street shops, restaurants and theatres.**

The property offers well-proportioned accommodation and has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. With good transport links, Kensington Drive is ideally located for commuting by rail or road; has excellent motorway access links at Junctions 13 and 14 of the M6 Motorway and Stafford railway station providing main line access to all major cities.

**Hall:** The property opens via a central hallway with an angled stairway leading to a galleried landing.

**Study:** A versatile space for those with home office requirements, or ideal as a teenage den.

**Lounge:** This elegant room is set to the rear of the property with access to the private rear garden via French doors with side panels and is the perfect space perfect for entertaining. Neutral décor and a living flame gas fire are a few of the attractions of this lovely restful room.

**Dining Room:** A good size which will easily accommodate 8-10 for dinner.

**W/C:** A useful guest w/c comprising w/c and wash hand basin.



**Kitchen:** The open plan design of this kitchen is completely on trend and is perfectly zoned for cooking and dining. Fully fitted with a range of units which are complimented by contrasting countertops and more than enough space for storage and food preparation. Entertain friends in this social kitchen where French doors open onto a patio area, perfect for Al fresco dining.

**Utility:** A useful provision with the benefit of a sink, space for a washing machine and space for a fridge freezer or a tumble dryer as required.



**Bedroom 1:** Immaculate and stylishly presented, the master bedroom is a large double bedroom facing the front aspect of the property with an archway leading to a dressing area with fitted wardrobes and an en-suite comprising, shower unit, w/c and pedestal wash hand basin.

**Bedroom 2:** Located at the rear aspect, this is another double room with fitted wardrobes and the luxury of an en-suite, comprising; shower, w/c and pedestal wash hand basin.

**Bedroom 3:** Set to the front aspect, this large bedroom has fitted wardrobes.

**Bedroom 4:** Another double room set to the front of the property; again with fitted wardrobes.

**Family Bathroom:** A white suite comprising; bath, w/c and basin.



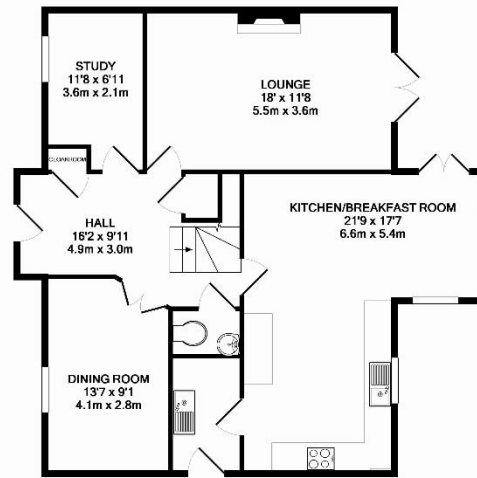
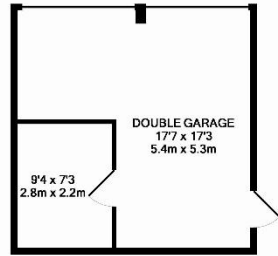
**Garden:** The private and enclosed garden to this property is simply stunning and offers a peaceful oasis to enjoy the outdoors surrounded by mature shrubs, plants and trees. There are different aspects to this garden with points of interest at every turn. Whether enjoying Al Fresco dining on the patio area or an after work glass of wine in the secluded seating area, this area really does add the finishing touch to this impressive home.

**Front Garden:** Impeccably maintained and tastefully designed the approach to the property offers a welcoming impression and sets the tone for the rest of this stylish, chic property.

**Garage:** A detached double garage adjacent to the property with a storage facility at the rear.



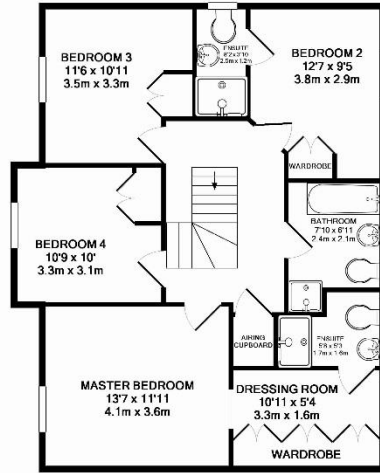
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1220 SQ.FT.  
(113.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2061 SQ.FT. (191.4 SQ.M.)

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 condition or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 840 SQ.FT.  
(78.0 SQ.M.)

AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.