



8 Reed Close, Stafford, Staffordshire, ST16 1FE





“A spacious four bed family home”

**Constructed in 2014, 8 Reed Drive is a spacious, modern dwelling that has been finished to excellent standards. With a spacious interior and generous proportions this property sets a benchmark for large 4 bedroom family homes.**

The property comprises of four double bedrooms – two with en-suite facilities, a large lounge, a substantial kitchen / dining living space running the full breadth of the property, an unusually large integral double garage, guest W/C, family bathroom and garden to the side and rear.

The property is close to the centre of the market town of Stafford – with its full range of public and leisure services, high street shops, supermarkets and theatres. 8 Reed Drive has the benefit of superb commuter links with access to the M6 motorway and Stafford railway station, which provides mainline services to London Euston, Birmingham, Manchester and Liverpool.

The property is heated by a combination boiler and with radiators in all rooms and UPVC double glazed windows and neutral carpets throughout, this property is cosy despite its grand dimensions.

**Hall:** The main door property opens into a spacious and welcoming centralised hallway. Providing direct access into the lounge, the garage, the downstairs W/C and the kitchen / dining / living space, this is an ergonomic space that is bright and light.

**Living Room:** Set to the front aspect of the property with a charming walk in bay window, this is a spacious reception area that is ideal for family life. Neutrally decorated and carpeted, this is a bright and airy space that still retains a cosy feel despite its large dimensions.

**Kitchen / Dining / Living Space:** Located at the rear aspect of the property and running the full width of the premises, this smart space is the epitome of modern open plan living. The kitchen area is a well thought out space for the chef to work in – featuring as full granite worktop with a range of high and low units and various integrated appliances including a microwave, oven, counter top gas hobs and a dishwasher. and space for an American style fridge freezer.

The dining area is located in the centre of this generous space adjacent to the sliding doors that lead out into the rear garden. Currently set for 4 persons this space in its current configuration could easily take 8-10 and should the need require for large family events it would be more than feasible to encroach into the area currently used as a living space for more dining room.

The living space is conveniently located at the extreme end of the room and features ample space for sofa's and easy chairs. Ideally suited for entertaining – so that guests may take drinks prior to dinner, this layout would also suit a family life – perfect for keeping an eye on the children while supper is being prepared.



**Utility:** Adjacent to the kitchen, the utility houses an inset stainless steel sink set into a granite work top, plumbing for a washing machine and a tumble dryer. This space also has the benefit of a door providing side access to the property.

**W/C:** This is a good size room with a wall mounted white wash hand basin, close coupled low level W/C and extractor fan.

**Master Bedroom Suite:** The master bedroom is an exceptionally large double bedroom with a large bay window to the front aspect of the property, allowing natural light to flood this room. With plenty of space for large units as well as a double bed this is a generously proportioned room which also has the benefit of a large built in wardrobe. The master suite also has the benefit of a large bathroom comprising a walk in shower, wash hand basin and close coupled low level W/C.

**Bedroom 2:** Set to the rear aspect of the property, this large double room overlooks the rear garden and is of a good size. Also featuring a large built in wardrobe, this space has the benefit of an en-suite which has a double shower, wall mounted wash hand basin and a close coupled low level W/C.

**Bedroom 3:** The third bedroom is also a good sized double bedroom with neutral decoration set to the rear aspect of the property and is currently used as a guest room by the vendors

**Bedroom 4:** The final bedroom is another double set to the rear aspect of the property. Neutrally decorated this is an unusually substantial space for a fourth bedroom.

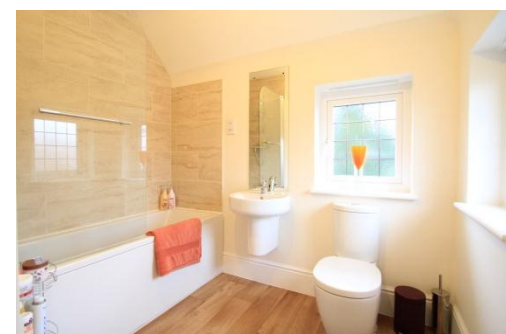
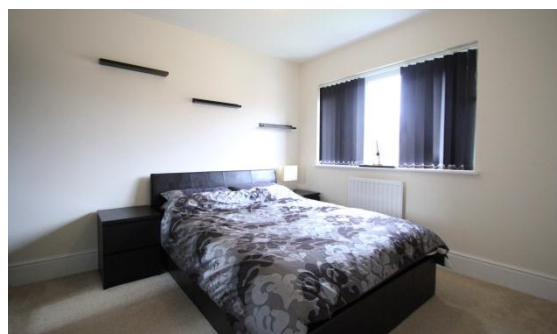
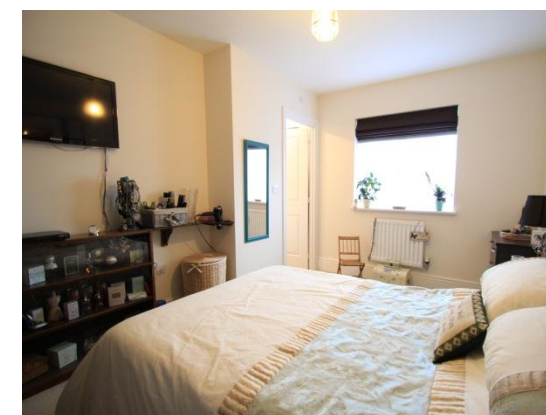
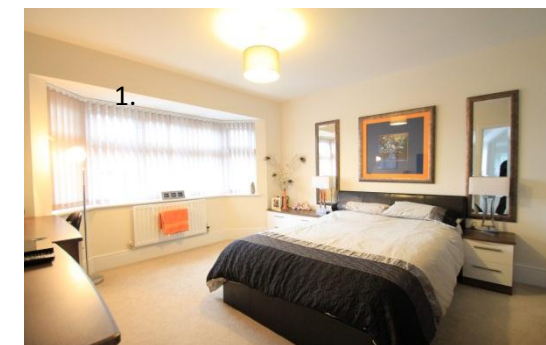
**Family Bathroom:** Clean and crisp, this dual aspect family bathroom is flooded with natural light. Neutrally decorated and featuring a bath with shower above, a wall mounted sink and a close coupled low level W/C

**Airing Cupboard:** Located off the first floor landing, a useful provision for storage/drying.

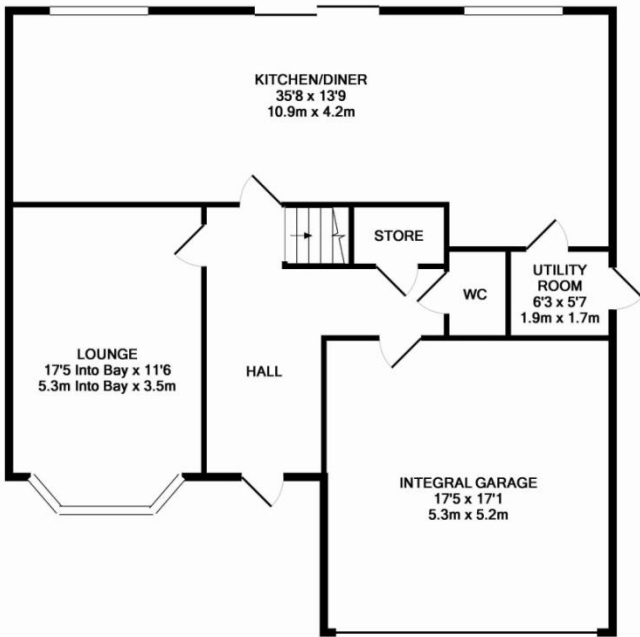
**Rear Garden:** A lovely enclosed garden laid to lawn with patio area to enjoy the peaceful location. Surrounded by panelled fencing, this is a lovely private and secure area for the children to enjoy.

**Driveway:** The property has the benefit of off street parking on a tarmac drive for up to 4 vehicles. Additional street parking is available if required for guests.

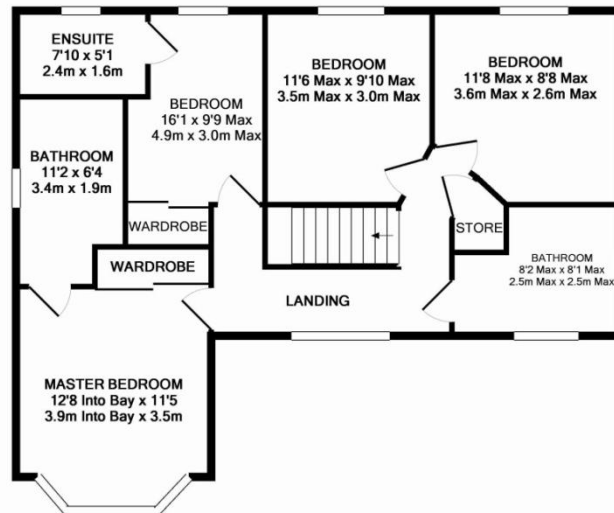
**Garage:** The integrated brick built double garage measuring 5.3m x 5.2m, has a pitched slate roof and is located to the rear of the driveway. It has the benefit of large doors, lighting and power and with no dividing wall – making this is a large area for garaging cars or as a workshop as required.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1153 SQ.FT.  
(107.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 795 SQ.FT.  
(73.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1947 SQ.FT. (180.9 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 operability or efficiency can be given.  
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**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 and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to 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.

**Energy Performance Certificate**



8, Reed Drive, STAFFORD, ST16 1FE

Dwelling type: Detached house  
Date of assessment: 01 February 2016  
Date of certificate: 02 February 2016  
Reference number: 8276-7822-1690-8529-2902  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 163 m<sup>2</sup>

**Use this document to:**

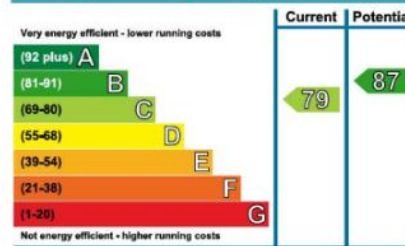
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,499</b>
<b>Over 3 years you could save</b>	<b>£ 162</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 1,788 over 3 years	£ 1,803 over 3 years	
Hot Water	£ 453 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 2,499</b>	<b>£ 2,337</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 162	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.