

6 Chartley Manor Mews, Stafford, ST18 0LL

£1,395 PCM

 **ABODE**  
SALES & LETTINGS





A beautiful three-bedroom barn conversion presented to a high finish having spacious accommodation and versatile living. The property benefits from two reception rooms, three well proportioned bedrooms split over two floors. The accommodation in brief comprises to the ground floor: Entrance hallway, living room, dining room, kitchen breakfast, two bedrooms and a family bathroom. The first floor features a master bedroom with en-suite. Viewing is highly recommended via ABODE Lettings.

#### SUMMARY

A beautiful three-bedroom barn conversion presented to a high finish having spacious accommodation and versatile living. The property benefits from two reception rooms, three well proportioned bedrooms split over two floors. The accommodation in brief comprises to the ground floor: Entrance hallway, living room, dining room, kitchen breakfast, two bedrooms and a family bathroom. The first floor features a master bedroom with en-suite. Viewing is highly recommended via ABODE Estate Agents. The property is situated in an exclusive mews development, located proportionally between Stafford and Uttoxeter having good access to amenities. The outside of the property benefits from an in-out driveway, patio area and lawn area with

#### ENTRANCE HALL

With an arched doorway to the front elevation with a double-glazed door and window, central heating radiator and tiled flooring.

#### LOUNGE

Having double glazed oak windows to the front and the rear elevation, exposed brick recessed fireplace with stone hearth and gas style stove fire, central heating radiator, television point and under stairs storage.

16'2" x 13'7" (4.93 x 4.14)

#### DINING ROOM

Having double glazed oak windows to the front and the rear, radiator, carpet flooring and being open plan into the lounge.

12'6" x 14'4" (3.81 x 4.37)

#### KITCHEN

Having a double glazed bespoke window to the front, a selection of matching wall and base units, electric RangeMaster oven with 6 ring gas hob and cooker hood over, integrated dishwasher, integrated fridge/freezer, radiator, LED lighting above wall units and tiled flooring.

13'8" x 12'4" (4.17 x 3.76)

#### LANDING

Having a double glazed oak window to the front elevation.





#### FAMILY BATHROOM

Comprising of three piece suite having a low level WC, wash hand basin, bath with mixer tap and shower from taps, part tiling, extractor fan and tiled flooring.

#### OUTSIDE

The property offers a laid to lawn fore garden enclosed via timber fencing and provides a pathway leading to the front entrance door. A driveway provides ample off street parking.

#### MASTER BEDROOM 15'7" x 12'9" (4.75 x 3.89)

Having a double glazed oak window to the rear elevation, built in wardrobes, central heating radiator, television point and loft access.

#### EN-SUITE SHOWER ROOM

Having a double glazed oak window to the front elevation, low level WC, wash hand basin, shower within shower cubicle, shaver point and central heating radiator

#### BEDROOM TWO

14'10" x 12'4" (4.52 x 3.76)

Having a double glazed window to the front elevation, central heating radiator and television point. A useful walk in wardrobe/ dressing room which has lighting and flooring.

#### BEDROOM THREE

10'10" x 8'8" (3.3 x 2.64)

Having a double glazed oak window to the front elevation and central heating radiator

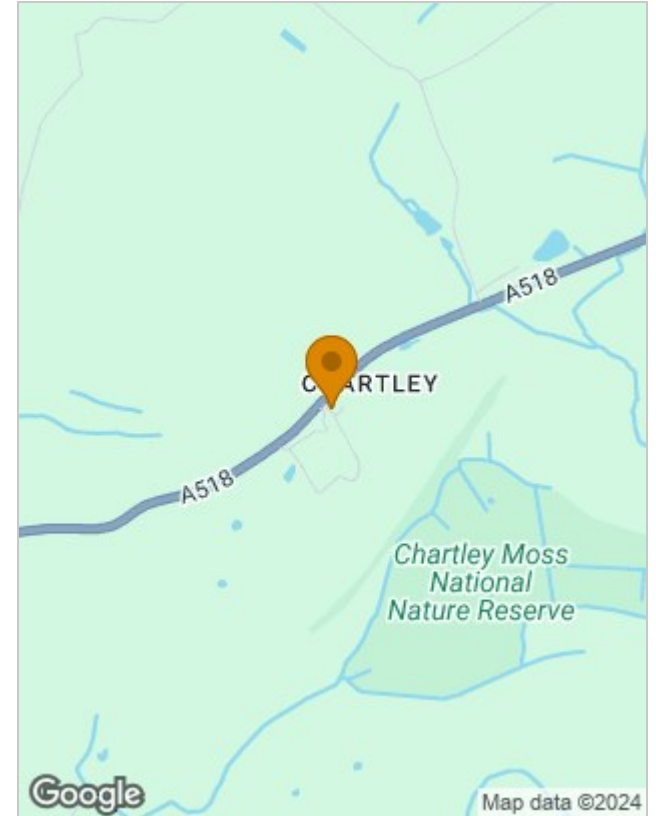




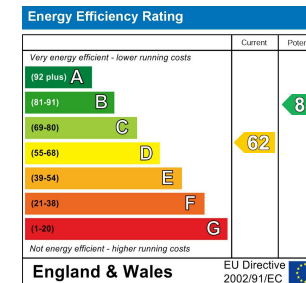
## Floor Plans



## Location Map



## Energy Performance Graph



Please contact our Burton Lettings Office on 01283 845888 if you wish to arrange a viewing appointment for this property or require further information.

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