ABODE
SALES & LETTINGS

Furlong Close, Weston, Staffordshire, ST18 0JU

**Offers Over £340,000**

https://www.abodemidlands.co.uk

*NO ONWARDS CHAIN*

Situated in the sought-after village of Weston between Stafford and Uttoxeter, this well-presented four-bedroom home offers spacious and versatile accommodation ideal for modern family living. The ground floor features a welcoming lounge, contemporary kitchen diner with integrated appliances and French doors to the garden, a flexible family room, and a practical utility area.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en suite, together with a modern family bathroom. Additional benefits include built-in storage, double glazing and gas central heating throughout.

Weston is a popular village known for its rural charm, strong community feel and excellent commuter links, with easy access to Stafford, the A5I and mainline rail services to London, Birmingham and Manchester. Combining flexible living space with a desirable village setting, this property is ideal for families and professionals alike.

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## Hallway
Accessed via a composite double-glazed front door, the welcoming entrance hallway features stylish tiled flooring throughout and provides access to the principal ground floor rooms.

## Cloakroom/W.C.
Fitted with a UPVC double-glazed frosted window to the front elevation, this convenient cloakroom includes a low-level WC, wash hand basin with chrome fittings, tiled flooring, and a central heating radiator.

## Lounge
A bright and comfortable living space with a UPVC double-glazed window to the front elevation. Features include a balustrade staircase rising to the first floor, a focal gas fireplace with composite surround and mantel, TV aerial point, and an internal glazed door leading through to the kitchen diner.

## Kitchen/Diner
A modern and well-appointed kitchen overlooking the rear garden, with a UPVC double-glazed window and French doors opening onto the patio. The kitchen is fitted with a range of base and eye-level units, complementary work surfaces, and tiled splashbacks. Integrated appliances include an oven and grill, four-ring stainless steel gas hob with extractor hood, fridge, freezer, and dishwasher. Additional features include LED downlighting, pull-out recycling bins, a corner carousel unit, ceramic sink with mixer tap, under-stairs storage cupboard, central heating radiator, and dimmer-controlled lighting. Internal access leads to the family room.

## Family Room
A versatile space currently used as a playroom and hobby room, but equally suited as a study, office, or additional reception room. Includes a UPVC double-glazed window to the front elevation, central heating radiator, ceiling spotlights, TV point, and housing for the electrical consumer unit.

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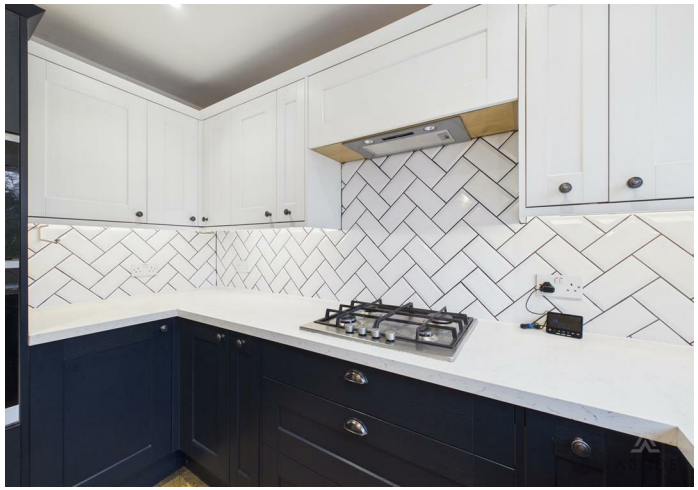

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## Utility Room

With a UPVC double-glazed door and window to the rear elevation, the utility provides plumbing for under-counter appliances, a stainless steel sink with mixer tap, a Worcester Bosch gas boiler, and a central heating radiator.

## Landing

Provides access to all bedrooms and the family bathroom, with a loft hatch and smoke alarm.

## Bedroom One

A spacious principal bedroom with a UPVC double-glazed window to the rear elevation and central heating radiator. Access to a private en suite.

## En-suite

Comprising a modern three-piece suite with a shower cubicle featuring a waterfall showerhead, low-level WC, and wash hand basin. Finished with tiled walls and flooring, ceiling spotlights, extractor fan, and shaving point. UPVC frosted window to the front elevation.

## Bedroom Two

A well-proportioned double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and built-in double wardrobe with shelving and hanging space.

## Bedroom Three

Another double bedroom with a front-facing UPVC double-glazed window, central heating radiator, and built-in wardrobe.

## Bedroom Four

A comfortable fourth bedroom with a rear-facing UPVC double-glazed window and central heating radiator.

## Family Bathroom

Fitted with a three-piece suite including a bath with shower attachment, low-level WC, and wash hand basin with chrome fittings. Complementary tiling to walls and floor, frosted UPVC window to the front elevation, and a Milano Windsor heated towel radiator. Former airing cupboard now provides useful shelving and storage.

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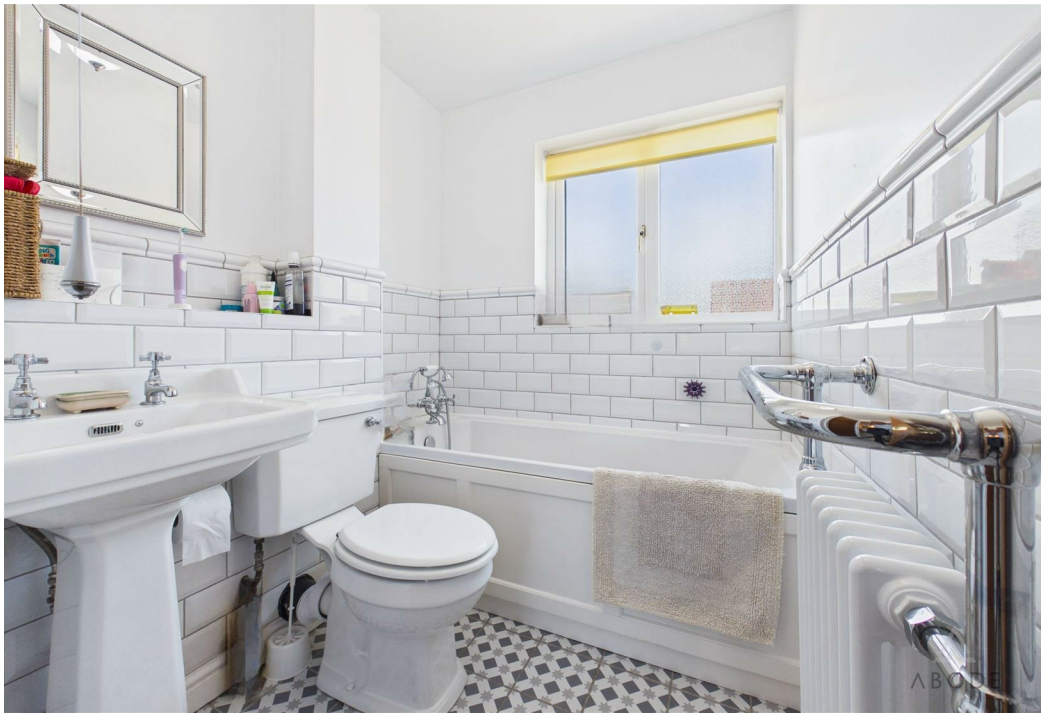

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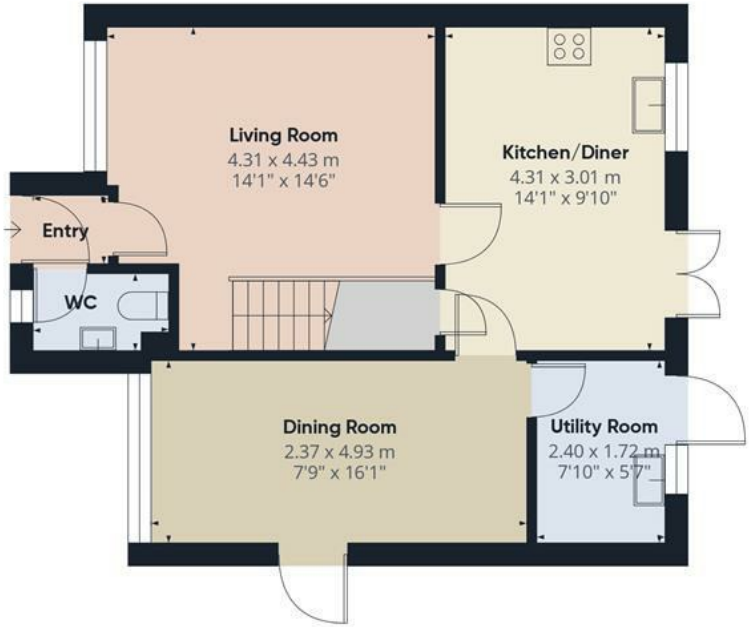
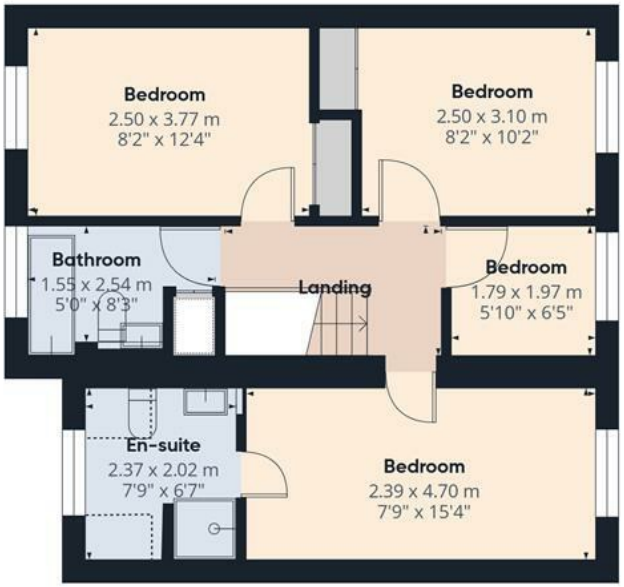



Floor 0




Floor 1

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**Approximate total area**(1)

96.4 m²

1037 ft²

**Reduced headroom**

0.9 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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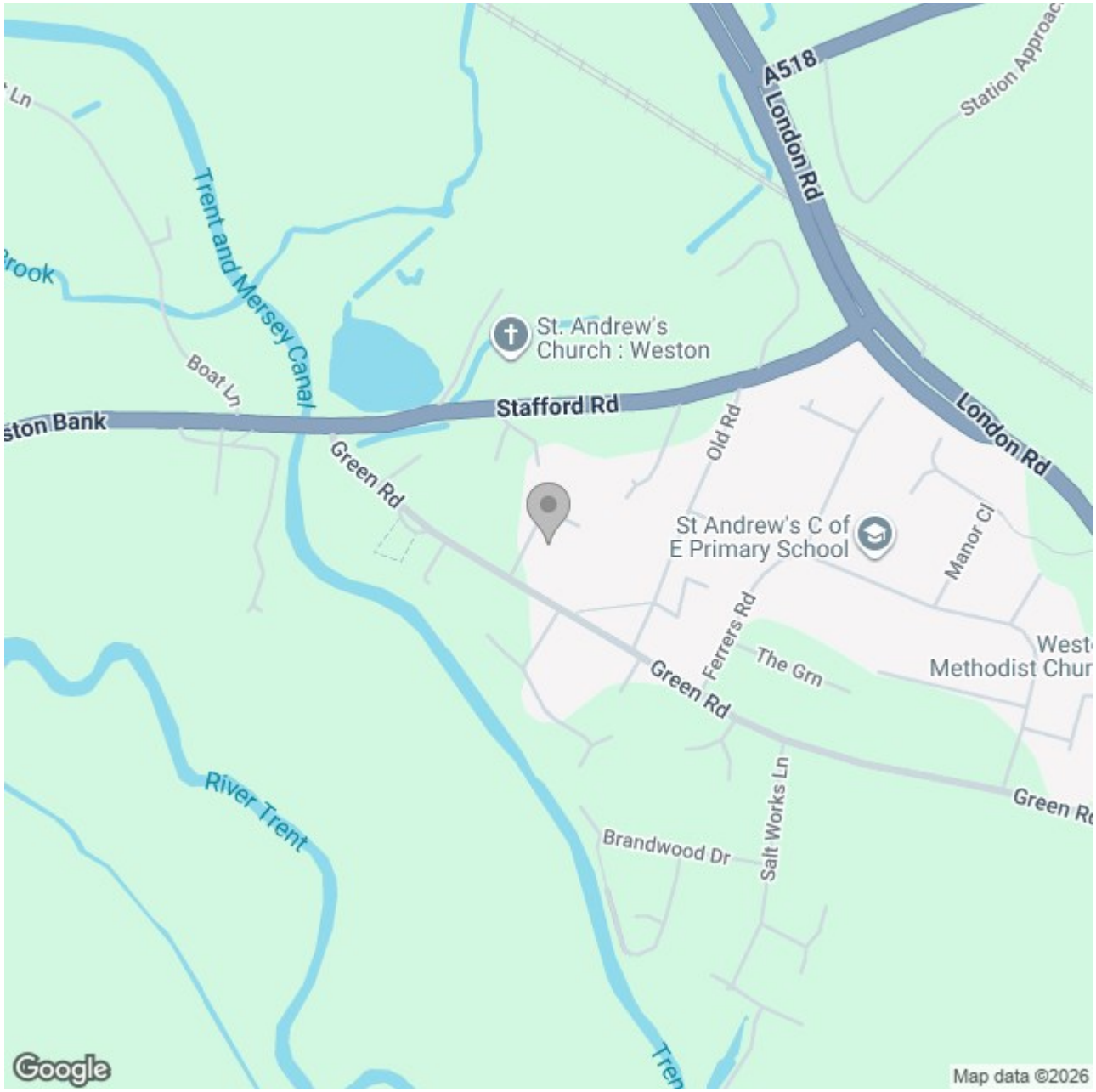


## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |

**England & Wales** EU Directive 2002/91/EC



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