



23 Buttercup Croft, Marston

£295,000 Freehold



Beautifully presented detached family home in the north of Stafford with easy access to the busy town centre and excellent nearby commuter links to the A34, M6 and Stafford train station. • Three generously sized bedrooms including a master bedroom with fitted wardrobes and its own en suite shower room. Family bathroom with a bath/shower duo. • Welcoming living room with plenty of space to relax plus an open-plan kitchen/diner with practical U-shaped shaker-style kitchen and dining area. • West facing rear garden with patio seating space, tiered grass lawn, and convenient side access to the front. • Well-maintained front garden, driveway with ample off-road parking, plus a single garage for secure storage.



Remember holding a buttercup under your chin to see if you like butter? You'll take one look at this three-bedroom detached home on Buttercup Croft, and the answer will be a glowing yes. Offering light, neutral interiors, this home is truly move-in ready, just waiting for someone to put the kettle on and call it theirs.

Inside you'll discover a bright yet welcoming living room with plenty of room for the whole family to relax. Continue into the heart of this home, an open-plan kitchen/diner with a practical U-shaped kitchen offering shaker-style base and overhead cabinetry, wood-effect worktops, plenty of room for appliances and a spacious dining area with glazed French doors leading to the garden. Completing downstairs is a handy W/C and under-stairs storage.

Upstairs is home to three generously sized bedrooms including a master with fitted wardrobes and a modern en suite shower room. The family bathroom is the ideal spot to relax with a bath/shower duo, sink, and W/C.

Outside, you'll find a well-maintained rear garden with patio seating space and a tiered grass lawn. Plus, convenient side access leads you to a driveway with off-road parking, a front garden, and a single garage for secure storage.

Location

Stafford North is a popular and well-connected area offering a great balance of convenience, community, and countryside. Located just a short distance from **Stafford town centre**, the northern side of the town is highly sought after by families, professionals, and commuters alike thanks to its excellent transport links, quality local amenities, and attractive residential developments.

The area benefits from **easy access to the M6 motorway (Junction 14)** **Stafford railway station** is also within easy reach, offering regular direct services to London, Birmingham, and Liverpool, making it ideal for those needing to travel further afield.

Local amenities include well-regarded **primary schools** and the popular **Sir Graham Balfour High School**, everyday shops, supermarkets, leisure facilities, and pleasant green spaces. Nearby attractions such as **Cannock Chase Area of Outstanding Natural Beauty** and **Doxey Marshes Nature Reserve** provide plenty of opportunities for outdoor recreation.



Move-in ready 3-bed detached home in Stafford North with open-plan kitchen/diner, en suite, garden, garage, and driveway. Close to schools, shops, M6, and green spaces.

Council Tax band: D

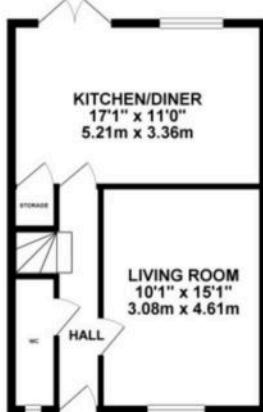
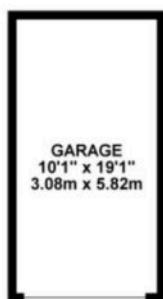
Tenure: Freehold

EPC Energy Efficiency Rating: B

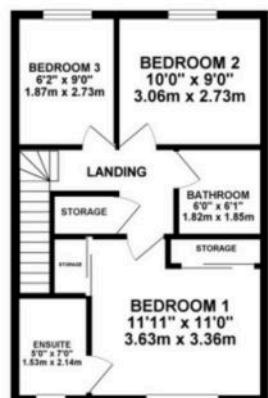
EPC Environmental Impact Rating: B



GROUND FLOOR 640.09 sq. ft.
(59.47 sq. m.)

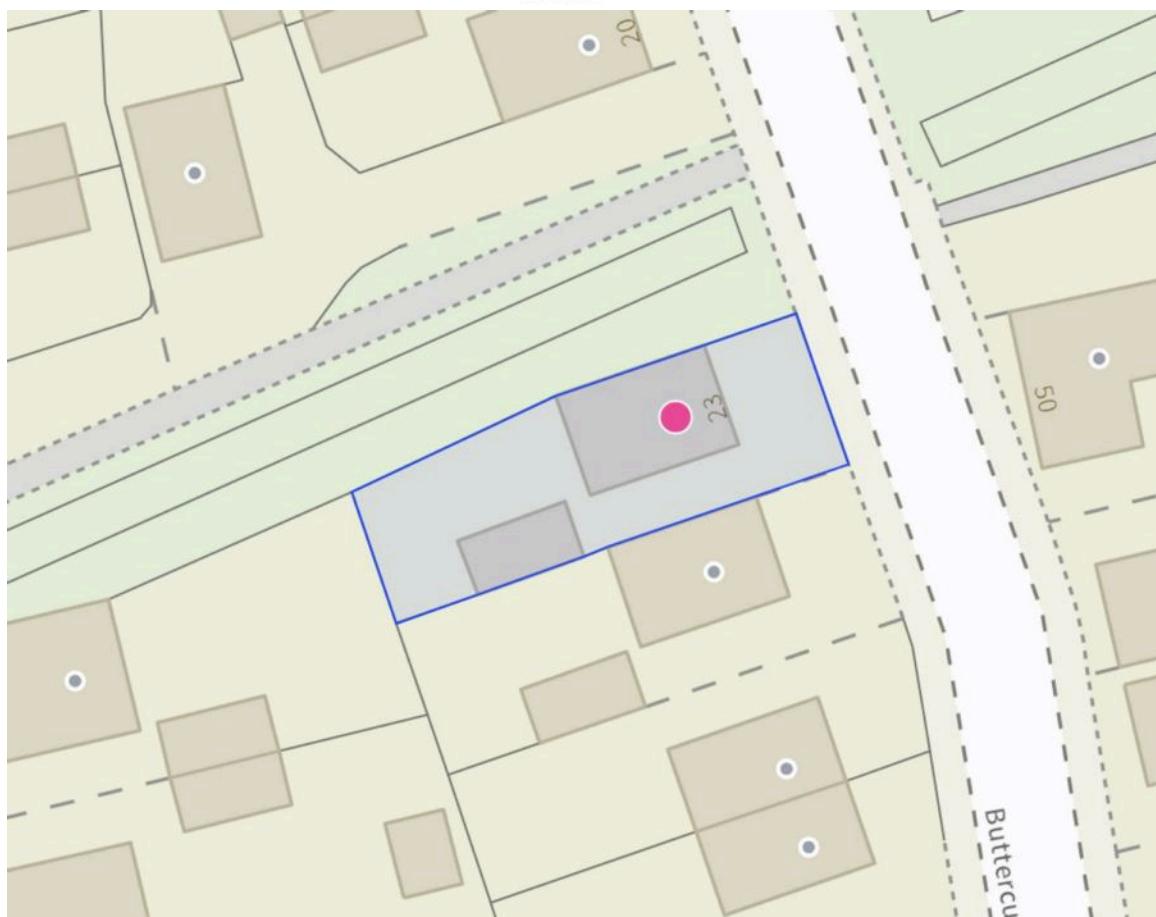


1ST FLOOR 440.66 sq. ft.
(40.94 sq. m.)



TOTAL FLOOR AREA : 1080.75 sq. ft. (100.40 sq. m.) APPROX.

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