



Offers In Excess Of £300,000

4 Bedroom Link Detached House for sale  
35 Amblefield Way, Stafford





## Overview

Tucked away at the quiet end of a peaceful cul-de-sac, this beautifully renovated home offers the rare luxury of simply moving in and enjoying from day one. Stylish, calm and thoughtfully updated throughout, it's a place where family life flows effortlessly - with bright living spaces, a private garden retreat and everyday amenities close at hand. A home designed for easy living... leaving you free to settle in and start counting sheep.



## Key Features

- Recently renovated
- No chain
- En-suite
- Turn key home
- Driveway
- Garage
- Utility
- Downstairs WC
- Close to local school
- Popular area







Imagine a life where the hard work has already been done for you. No dusty renovations, no endless DIY weekends - just pure, turn-key bliss. Tucked away at the quiet end of a peaceful cul-de-sac in the highly sought-after Parkside area of Stafford, this beautifully presented four-bedroom home offers a “Ewe-nique” lifestyle that is as calming as it is convenient. With well-regarded primary schools and everyday amenities quite literally on your doorstep, it’s the kind of setting that makes family life feel that little bit easier.

Pull onto the private driveway and step inside a home that feels every bit as fresh as it looks. The welcoming hallway immediately sets a neutral, calming tone that flows effortlessly throughout the entire property, giving a real sense that this is somewhere you can simply move straight in and start enjoying from day one.



The lounge is a bright and inviting space designed for relaxed evenings and cosy movie nights, while flowing seamlessly into the dining area to create a natural hub for socialising. It’s easy to picture family Sunday roasts here, followed by opening the doors out to the garden for after-dinner drinks as the evening rolls in.

Just off the dining area, the modern kitchen enjoys a lovely outlook over the lush rear garden - perfect for keeping an eye on things outside while you brew your morning coffee. Practicality has been thoughtfully considered too, with a dedicated utility room to keep the laundry tucked away, a convenient downstairs WC, and internal access to the generous garage, which offers fantastic potential for anyone considering a future conversion.

Step outside and you'll discover a garden designed for enjoyment rather than endless maintenance. With mature shrubs providing greenery and privacy, along with a charming seating area, it creates a peaceful outdoor retreat where summer evenings, relaxed weekend mornings, and family time can all be enjoyed.

Upstairs, the high-quality finish continues with four bedrooms that offer superb flexibility for modern life. Whether you need space for a growing family, a home office, or a guest room, there's room to adapt as life evolves. The family bathroom is elegant and refined, but it's the master suite that truly steals the show. Generous in size and beautifully finished, it features fitted wardrobes and a large ensuite - creating a private retreat where Ewe can truly unwind and get tucked up to count sheep in total comfort.

## MATERIAL INFORMATION

Tenure Type: Freehold

Council Tax Band: C?

Construction Type: Traditional

Sources of Heating: Mains gas

Sources of Electricity supply: Mains

Sources of Water Supply: Mains

Primary Arrangement for Sewerage: Mains

Broadband Connection: 1800

Mobile Signal/Coverage: Signal strength (0-4) EE: 3, Three: 0, O2: 4, Vodafone: 4

Parking: Driveway

Building Safety: n/a

Listed Property: No

Restrictions: n/a

Private Rights of Way: n/a

Public Rights of Way: n/a

Flooded in Last 5 Years: No

Sources of Risk: n/a

Flood Defences: n/a

Planning Permission/Development Proposals: n/a

Entrance Location: ///rooms.rewarding.trips

Accessibility Measures: n/a

Located on a Coalfield: n/a

Other Mining Related Activities: n/a

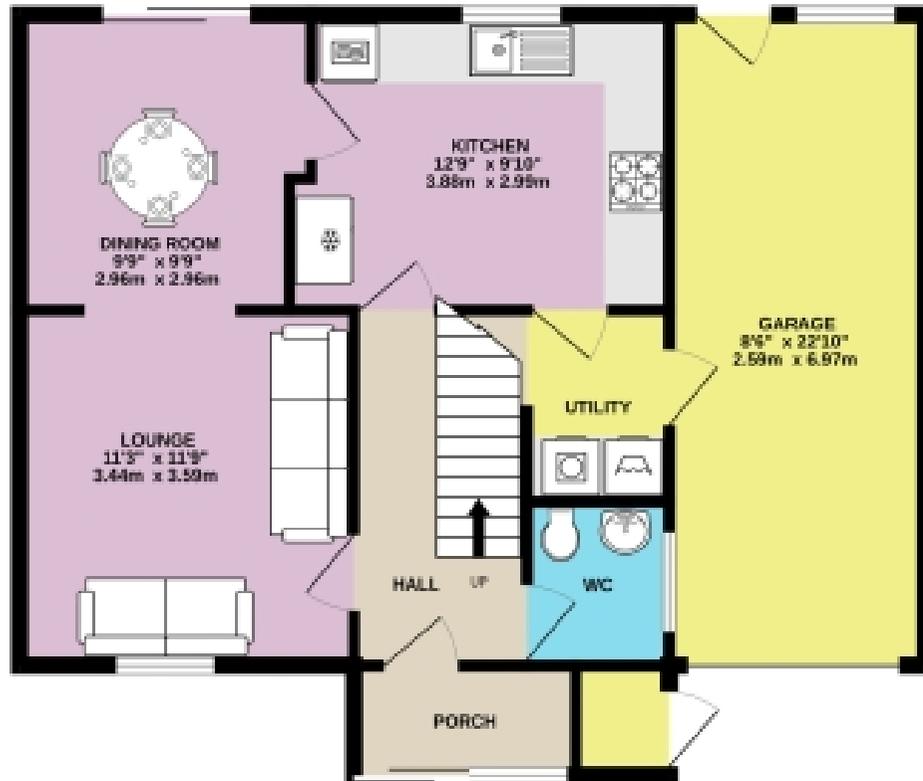
\*some images may have been digitally enhanced, this is for illustrative purposes only\*

PROPERTY INFORMATION AND SERVICES: We believe this information to be accurate but it cannot be guaranteed. All measurements quoted are approximate. Fixtures, fittings and services have not been tested.

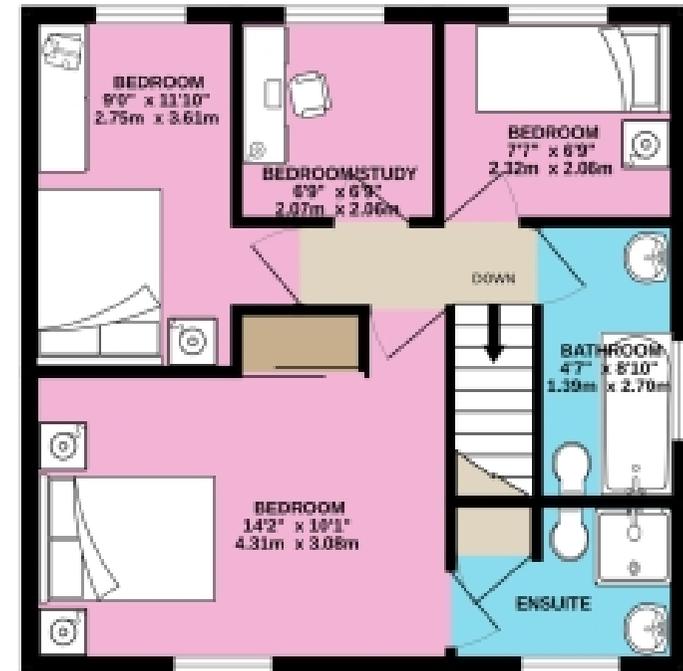
ANTI-MONEY LAUNDERING: Should a purchaser have an offer accepted, they will need to meet our legal requirements under Anti-Money Laundering Regulations (AML). We use a specialist third-party service (MoveButler) to verify

# Floorplans

GROUND FLOOR



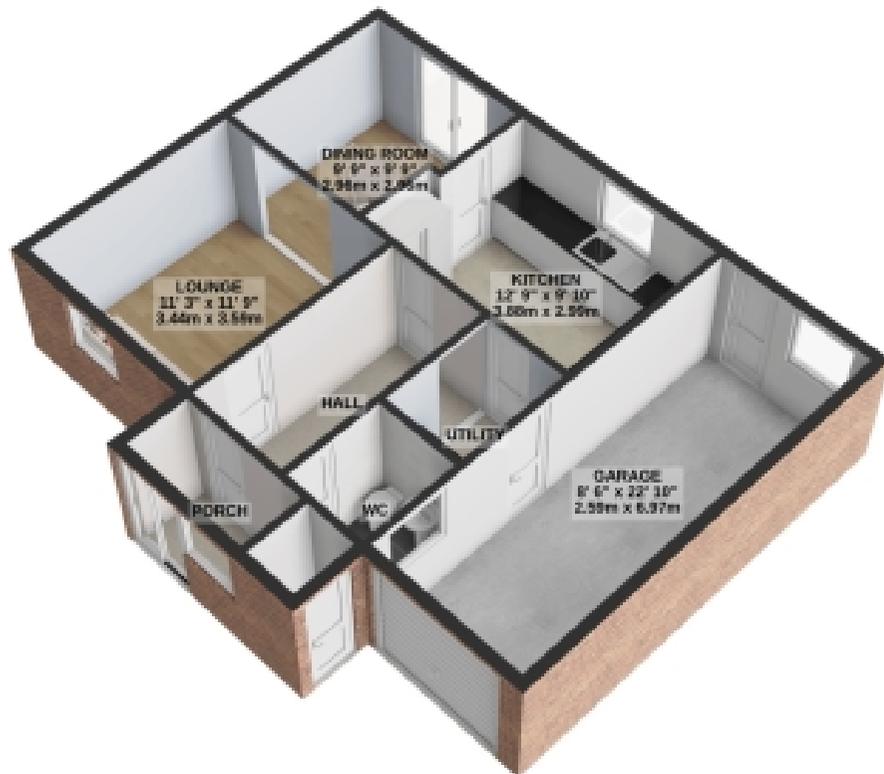
1ST FLOOR



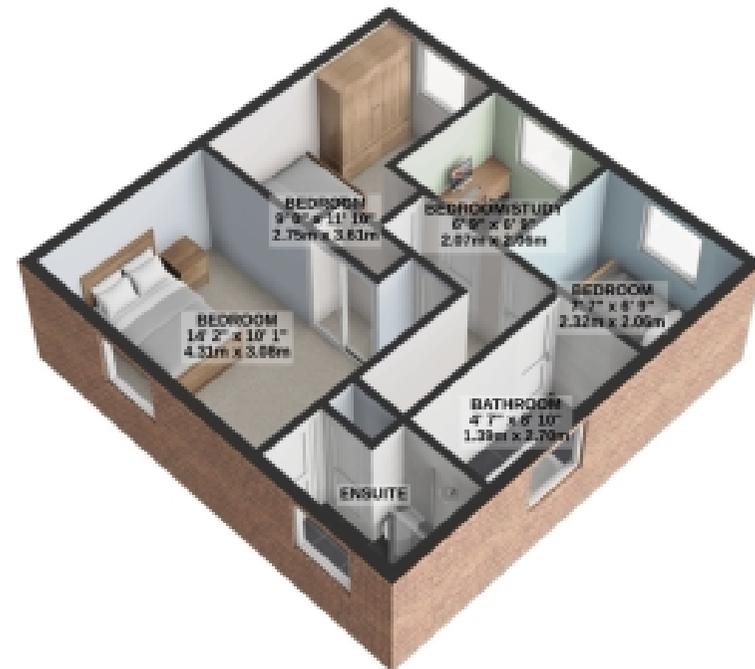
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Floorplans

**GROUND FLOOR**  
692 sq.ft. (64.3 sq.m.) approx.



**1ST FLOOR**  
469 sq.ft. (43.5 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Stafford

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