

Meadow Ridge, Stafford, ST17 4PH  
Offers In The Region Of £775,000



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Council Tax Band: E

## Exceptional Four Bedroom Waterside Home with Balcony, Double Garage & Mooring Rights

An exceptional four-bedroom waterside home offering around 2,048 sq ft of beautifully finished accommodation, with a stunning open-plan kitchen/living area, separate living room, utility, double garage, glass balcony, landscaped garden and end-of-garden mooring rights, subject to permission.

### Living Room

11'10" x 24'2" (3.61 x 7.38 m)  
Living Room

A beautifully proportioned living room offering a more intimate and relaxed space away from the main open-plan kitchen/living area. The room has been finished with the same sense of quality seen throughout the home, with Amtico flooring, oak internal doors and a clean, contemporary feel.

The focal point is the attractive feature chimney breast with a DEFRA-approved log burner, creating a warm and inviting atmosphere during the colder months. Large windows and wide glazed doors allow plenty of natural light into the room, while also framing an attractive outlook over the rear garden. There is excellent space for substantial seating, making this a superb family sitting room, evening retreat or cosy entertaining space.

### Kitchen / Living Area

18'2" x 20'3" (5.54 x 6.18 m)

A real showpiece of the home, this impressive open-plan kitchen and living area has been designed to deliver both everyday practicality and a genuine sense of occasion. The kitchen is fitted with a high-quality range of cabinetry, beautifully complemented by contrasting work surfaces, a large central island and premium integrated appliances, including a fridge/freezer, wine cabinet, induction hob, two double ovens and dishwasher. A walk-in pantry adds further everyday convenience, providing excellent additional storage while keeping the main kitchen space clean, organised and highly functional.

The space flows naturally into generous dining and seating areas, making it ideal for family life, entertaining and relaxed evenings at home. Amtico flooring adds a refined finish, while the roof lantern draws in excellent natural light and gives the room a bright, open feel throughout the day. With direct views and access towards the rear garden, this is a room that instantly sets the tone for the quality of the property.

### Utility Room

5'10" x 9'9" (1.79 x 2.98 m)

The utility room is thoughtfully designed with practical tiled flooring and fitted units, providing generous storage space and accommodating laundry appliances. A door offers direct access to the rear garden, making this a handy and efficient space for daily household tasks.

### Entrance Hall

Entrance Hall

A striking entrance hall that immediately sets the tone for the rest of the home, combining light, space and quality finishes. The oak staircase creates an impressive first impression, complemented by glass balustrading, oak detailing and Amtico flooring that continues the premium feel seen throughout the property.

The split-level design gives the hallway real character, with views through towards the open-plan kitchen/living area and natural light enhancing the sense of space. It is a welcoming and thoughtfully designed arrival point, offering a stylish connection between the main living areas, garage access and first-floor accommodation.

### WC

5'4" x 3'6" (1.63 x 1.08 m)

The ground floor cloakroom is neatly fitted with a modern WC and vanity basin, accompanied by a small window that allows natural light to brighten the space, combining functionality with simplicity.

### Landing

16'6" x 3'11" (5.03 x 1.20 m)

An inviting first-floor landing connects the bedrooms, featuring a light-filled space with natural wood flooring and access to all rooms.

### Master Bedroom

15'10" x 11'10" (4.84 x 3.61 m)

Master Bedroom

A superb principal bedroom suite, beautifully styled and generously proportioned, with a calm, contemporary finish and an excellent sense of space. The room is bright and inviting, with large aluminium sliding doors opening onto the glass balcony, creating a lovely connection to the outside and allowing views over the garden and towards the waterside setting.

There is ample space for a large bed and additional bedroom furniture, while the dedicated walk-in wardrobe/dressing room adds a real touch of luxury and practicality. With its stylish feature wall, quality flooring and private balcony access, this is a bedroom that feels more like a boutique hotel suite than a standard main bedroom.

Walk-In Wardrobe / Dressing Room

A standout feature of the principal bedroom is the impressive walk-in wardrobe/dressing room, fitted with a range of open hanging rails, shelving and storage. It provides excellent organisation space while keeping the bedroom itself clean, uncluttered and relaxing. This is a highly desirable addition for buyers looking for both style and everyday convenience.

### En Suite

8'6" x 5'8" (2.62 x 1.75 m)

A stylish and well-finished en suite serving the principal bedroom, designed with a clean contemporary look and a practical layout. The suite includes a large walk-in shower with glass screen, rainfall-style shower head and attractive metro tiling, creating a bright, fresh and modern feel.

A fitted vanity unit provides useful storage beneath the wash basin, while the soft blue tones, tiled flooring and natural light give the room a calm, polished finish. It is a smart and highly practical addition to the master bedroom suite, perfectly in keeping with the quality of the wider home.

### Bedroom 2

11'10" x 12'1" (3.62 x 3.71 m)

A generous double bedroom, beautifully presented with a bright, calm and contemporary finish. The room offers excellent proportions, with plenty of space for a double bed and additional furniture, while the wide window brings in good natural light and gives the room an open, airy feel.

The quality finish continues here, with oak internal door, clean décor and fitted wardrobe storage, making this a highly practical second bedroom. Its size and presentation make it ideal as a guest bedroom, teenager's room or comfortable principal-style bedroom for a family member.

### En Suite Two

7'6" x 6'2" (2.29 x 1.88 m)

A smart and contemporary en suite serving bedroom two, adding excellent practicality for family life or visiting guests. The room is finished in a clean, modern style with a walk-in shower enclosure, glass screen, rainfall-style shower head and attractive metro tiling.

A wall-mounted vanity unit provides useful storage while keeping the space sleek and uncluttered, with a WC, illuminated mirror and natural light completing the room. It gives the second bedroom a real sense of independence, making it ideal for guests, older children or multi-generational living.

### Bedroom 3

9'11" x 10'7" (3.02 x 3.23 m)

A bright and well-proportioned double bedroom, finished in a calm contemporary style and continuing the quality feel found throughout the home. The room offers comfortable space for a double bed and additional furniture, with a wide window bringing in plenty of natural light and offering a pleasant outlook.

With fitted wardrobe storage, oak internal door and a clean modern finish, this is a highly practical bedroom that would work well for children, guests or as a stylish additional double room. Its size and presentation add real strength to the first-floor accommodation, particularly for families needing four usable bedrooms rather than compromise spaces.

### Bedroom 4

12'2" x 10'6" (3.72m x 3.20)

A versatile fourth bedroom, currently arranged as a home office/study, offering excellent flexibility for modern family life. The room is bright and well-presented, with two windows bringing in natural light and creating a pleasant outlook over the surrounding greenery.

Its proportions make it ideal as a bedroom, nursery, dressing room or dedicated workspace, depending on the buyer's needs. With fitted wardrobe storage, an oak internal door and a clean contemporary finish, it is a genuinely useful fourth room rather than an afterthought, adding real practicality to the overall layout of the home.

### Family Bathroom

7'4" x 6'1" (2.24 x 1.87 m)

A beautifully styled family bathroom with a calm, contemporary finish and a lovely sense of character. The freestanding roll-top bath creates an elegant focal point, complemented by metro-style wall tiling, dark floor tiles and soft neutral décor.

A vanity wash basin, WC and well-chosen fittings complete the room, while the natural light and stylish detailing give it a relaxed boutique feel. It is a bathroom that works perfectly for family life, while still feeling refined and thoughtfully designed.

### Front Exterior

The front exterior of the property is striking with a modern facade combining white walls and western cedar wood cladding. A wide driveway provides ample parking space, leading to a double garage with an automated door. Mature shrubs and a small lawn frame the entrance, creating a welcoming approach.

### Rear Garden

Rear Garden & Canal

The rear garden is one of the standout features of the home, offering a beautifully landscaped outdoor space with a rare waterside setting. Designed to feel private, mature and peaceful, the garden combines generous lawned areas with paved seating spaces, established planting and a superb outlook towards the canal.

There is excellent space for outdoor dining, relaxing and entertaining, with the main patio sitting directly off the rear of the house and linking naturally with the living spaces. The garden continues towards the water, where the setting becomes especially impressive, with mature greenery, a garden seating area and direct canal-side views creating a real sense of escape.





A greenhouse, shed and log store add practical value, while the end-of-garden mooring rights, subject to the necessary permission, give this property an especially rare and desirable lifestyle appeal. Whether enjoying summer evenings by the water, watching passing boats or simply relaxing in a private garden setting, this is an outdoor space that strongly sets the home apart.

**Waterside Garden Room**



