



Offers Over £250,000

 TENURE: Freehold

 EPC RATING: D

 COUNCIL TAX BAND: D

## Kingston Hill Stafford

Vardon Close Kingston Hill  
Stafford Staffordshire



***A three-bedroom detached with a guest WC, en-suite shower and garage, at this price?! No, we are not going mad, and neither are you!***

This property sits in a popular part of Stafford and is well presented with the accommodation comprising an entrance hall, guest WC, spacious living room, dining room and kitchen all on the ground floor. Whilst upstairs is where you will find the three well proportioned bedrooms with bedroom one boasting its own en-suite shower and family bathroom. Outside, the property sits on a spacious plot with tarmac parking space lying in front of the garage, whilst there is also a well-established enclosed garden to the rear. This one won't hang around for long because it offers so much space for the money, so book in your viewing today.

- Well Presented Detached Family Home
- Living Room, Dining Room & Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Driveway & Garage
- Front & Rear Gardens

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed via a glazed & panelled front entrance door, and having a radiator, and stairs rising to the first floor landing & accommodation.

## Guest WC 4' 3" x 2' 5" (1.30m x 0.73m)

Fitted with a suite comprising of a low-level WC, and a wash hand basin. There is also a radiator, and a double glazed window to the front elevation.

## Dining Room 8' 2" x 9' 11" (2.50m x 3.03m)

Having a radiator, and a double glazed window to the front elevation.

## Living Room 16' 10" x 10' 11" (5.14m x 3.33m)

A dual-aspect & spacious reception room featuring an open-fire set within a fire surround and hearth, two radiator, a double glazed window to the front elevation, and a double glazed sliding patio door to the rear elevation providing views and access to the rear garden.

## Kitchen 8' 2" x 13' 4" (2.49m x 4.06m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset twin sink with drainer and mixer tap. Appliances include



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an integrated oven, hob with extractor above, and having further spaces to accommodate additional appliances. The kitchen also benefits from having tile effect flooring, a useful understairs cupboard, radiator, a wall mounted gas central heating boiler, a double glazed window to the rear elevation, and a stable style door leading out to the garden.

## First Floor Landing

Having an access point to the loft space fitted with a useful pull-down ladder, an airing cupboard, radiator, and a double glazed window to the rear elevation.

## Bedroom One 10' 3" x 11' 2" (3.12m x 3.41m) (maximum measurements)

A double bedroom having a radiator, and a double glazed window to the front elevation.

## En-suite (Bedroom One) 5' 1" x 5' 4" (1.55m x 1.62m)

Fitted with a vanity style wash hand basin, and a tiled shower cubicle housing an electric shower. In addition, there is a radiator.

## Bedroom Two 10' 4" x 10' 3" (3.15m x 3.12m) (maximum measurements)

A second double bedroom having a useful built-in cupboard, a radiator, and a double glazed window to the front elevation.

## Bedroom Three 6' 5" x 8' 4" (1.96m x 2.53m)

Having a radiator, and a double glazed window to the rear elevation.

## Bathroom 6' 4" x 6' 9" (1.93m x 2.05m)

Fitted with a suite which consists of a low-level WC, a pedestal wash hand basin, and a panelled bath with mixer tap and shower attachment. There is also a radiator, and a double glazed window to the rear elevation.

## Outside - Front

The property benefits from a driveway providing off-road parking and access to a single garage. There is also a variety of well established plants with steps rising up to the main front entrance door.

## Garage 17' 9" x 8' 2" (5.40m x 2.50m)

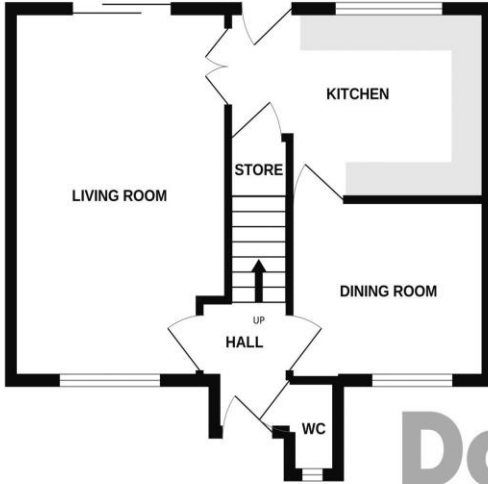
Having an up and over access door to the front elevation.

## Outside - Rear

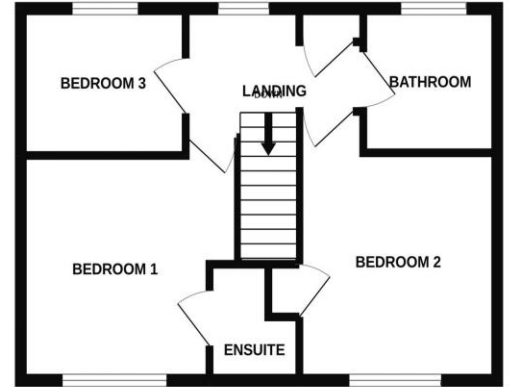
A private and well established rear garden with a gated side access, a patio seating area, and a mature wild garden with steps through the middle rising to the top of the garden.



GROUND FLOOR



1ST FLOOR



# Dourish&Day



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(49-54)		
E	(39-48)		
F	(29-38)		
G	(1-28)		
		87	82

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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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