



Offers in the Region  
Of £490,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Derrington Stafford

Castle View Derrington  
Stafford Staffordshire



**Absolutely stunning! This beautifully maintained and substantial double fronted detached family home will have you jumping for joy. This property really is a credit to it's current owners, who have lovingly maintained and modernised this four bedroom home throughout.**

Internally, comprising of a large reception hallway with oak staircase off, large living room and conservatory, spacious dining room, refitted breakfast kitchen with built in appliances, utility room/guest W.C and large garden room. Meanwhile, to the first floor there is a family bathroom and four bedrooms with bedroom one having a large walk in wardrobe and en-suite, as well as a loft room with skylight windows, and there's even more! Externally, there is an in and out driveway, detached garage, gymnasium with shower room, substantial hot tub cabin with 4-seater sauna and a 7-seater hot tub, and a stunning and private landscaped rear garden. The property is being sold with no onward chain.

- Stunning 4 Bedroom Detached Property
- Living Room, Dining Room & Conservatory
- Breakfast Kitchen, Utility & Large Garden Room
- Superb Private Landscaped Garden & Garage
- Gym/Shower Room, Hot Cabin & Sauna
- No Onward Chain, Must Be Viewed!

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Location

The property is situated in the delightful village of Derrington, just a short drive from Stafford town centre and is situated in the catchment for Cooper Perry Primary School, which is classed as good. Derrington has local amenities which include a Village Hall with Post Office facilities and a coffee shop, there is also a Social Club and Derrington Millennium Green is a large open space adjacent to the village of Derrington. The Green is managed by a group of Trustees on behalf of the villagers. The site is maintained by an enthusiastic group of volunteers and draws its funding from voluntary donations from the 'friends' of Derrington Millennium Green. The aim of the Green is to provide a large open space for recreation and somewhere to enjoy nature. The site has become a haven for rare flora and fauna and has been awarded a 'Site of Biological Importance' (SBI)



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## Entrance Porch

Being accessed through double glazed double doors and having a tiled floor and double glazed window to the side elevation. A double glazed door leads to:

## Reception Hall 11' 2" x 14' 4" (3.41m x 4.36m)

A stunning, spacious and beautifully presented reception hall having an Oak turned staircase leading to the first floor landing with understairs storage cupboard. High gloss tiled floor, radiator and double glazed window to the front elevation.

## Lounge 22' 10" x 14' 3" (6.96m x 4.35m)

A substantial lounge having a decorative composite fire surround with granite inset and hearth and housing the coal effect gas fire, two radiators and double glazed window to the front elevation. Double glazed double doors lead to:

## Conservatory 12' 1" x 14' 1" (3.68m x 4.28m)

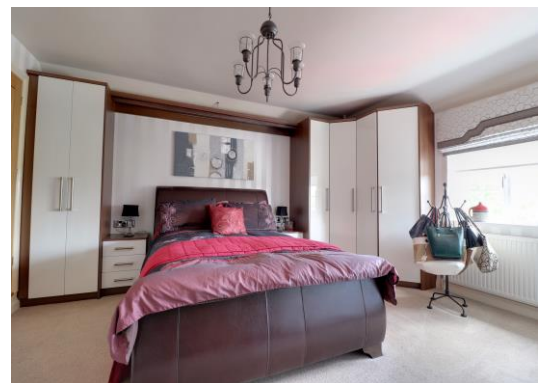
A large double glazed conservatory having fitted roof blinds, fan light, tiled floor, two wall mounted electric heaters and double glazed double doors leading to the private, beautifully maintained landscaped rear garden and paved seating area.

## Dining Room 17' 0" x 11' 7" (5.19m x 3.52m)

A further substantial second reception room having numerous downlights, radiator and double glazed window to the front elevation. Large double glazed double doors lead to the garden room.

## Breakfast Kitchen 17' 6" x 14' 1" (5.34m x 4.30m)

A modern contemporary refitted breakfast kitchen which includes a breakfast island with granite top and storage units beneath. Range of matching units extending to base and eye level with under cupboard lighting and pull out larder drawers. Fitted granite work surfaces with splash back and inset one and a half bowl stainless steel sink drainer with chrome mixer tap and Britta purifying water tap. Range of integrated Bosch appliances including an oven/grill, additional microwave oven, warming drawer, combination steam oven, five ring gas hob and double stainless steel cooker hood over. Integrated dishwasher, plinth heater,



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



high gloss tiled floor, numerous downlights, double glazed window to the rear elevation, glazed door giving access to the garden and further glazed door leading to the garden room.

**Utility / Guest WC** 5' 6" x 4' 10" (1.68m x 1.47m)

Comprising of a contemporary style enclosed dual flush low level WC, fitted work top with contemporary style square shaped sink with chrome mixer tap, space and plumbing for a washing machine and dryer beneath, high gloss tiled floor, tiled walls, wall mounted gas central heating boiler and chrome towel radiator.

**Garden Room** 14' 8" x 11' 7" (4.46m x 3.53m)

Having a composite grey wood block effect flooring, lighting, power double glazed windows and double glazed double doors leading to the stunning rear garden.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## First Floor Landing

Which leads to the following principal rooms.

### Bedroom One 15' 5" x 14' 1" (4.69m x 4.29m)

A large main bedroom having modern, contemporary style fitted wardrobes with matching dresser unit and drawers, radiator and double glazed window to the front elevation.

### Walk-In Wardrobe

A large walk-in wardrobe with fitted shelving, drawers and hanging rails. Wood effect laminate floor, downlights and wall mounted mirror.

### Ensuite Shower Room (Bedroom One)

Having a contemporary suite which includes an 'Eago' multi jet double shower enclosure with steam function, integrated audio system, two folding seats and large overhead shower and separate shower head, fitted work top with sink having a chrome mixer tap and vanity units beneath, wall mounted unit and mirror with downlights over and low level WC. Wood effect laminate floor, tiled walls, contemporary style brushed stainless steel radiator and double glazed window to the rear elevation.

### Bedroom Two 13' 3" x 11' 5" (4.03m x 3.49m)

A second good-sized bedroom which is both spacious and light and again being fitted with modern bedroom furniture including a double wardrobe with sliding doors, chest of drawers, dresser and overbed storage. Radiator and dual aspect double glazed windows to the front and rear elevations.

### Bedroom Three 7' 8" x 11' 11" (2.33m x 3.64m)

Again, having modern bedroom furniture including double wardrobe, over stairs storage, radiator and double glazed window to the front elevation.

### Bedroom Four 9' 2" x 7' 7" (2.79m x 2.32m)

Having wood effect laminate floor, downlights, radiator and double glazed window to the rear elevation.

### Bathroom 9' 2" x 6' 0" (2.79m x 1.84m)

A stunning family bathroom with a suite which includes a 'P' shaped bath with curved glass shower screen and mains shower over, wash hand basin



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



with contemporary style chrome mixer tap and low level WC. Chrome towel radiator, tiled walls and double glazed window to the side elevation.

### Loft Room

Accessed from the first floor landing via folding loft ladder and having wood effect laminate floor, power, lighting and dual aspect skylight windows with built-in blinds to two elevations.

### Outside - Front

The property is approached over a moulded concrete block effect 'in and out' driveway which provides ample off road and leads to:

### Garage 15' 9" x 10' 11" (4.80m x 3.32m)

Having an electronic up and over door, power, lighting and water tap. A double glazed door leads to the side elevation. At the rear of the garage is a double glazed door which leads to:



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Gymnasium / Shower Room** 9' 8" x 10' 4" (2.95m x 3.15m)

An ideal place to freshen up after your workout or relaxing time in the hot tub and sauna area having a contemporary style modern shower cubicle with electric shower, wash hand basin with chrome mixer tap and vanity unit beneath and enclosed low level W/C. Part tiled floor, power, numerous downlights and double glazed window to the rear elevation.

## **Outside - Rear**

Being accessed from the front of the property through gated access, the stunning south westerly, private landscaped rear garden includes a substantial terraced patio area, superb raised beds being well stocked with shrubs and trees. There is a lawned garden, slate water feature and additional gravelled areas. The large, cottage style 'leisure master' garden shed is included in the sale which also has a patio area to the front elevation.

## **Hot Tub Cabin** 18' 9" x 13' 9" (5.71m x 4.18m)

A large cabin which houses the superb seven seater hot tub and a four seater dry heat sauna with folding cabin windows to the front elevation and fully bi-fold windows to the rear elevation. There is also power and lighting.

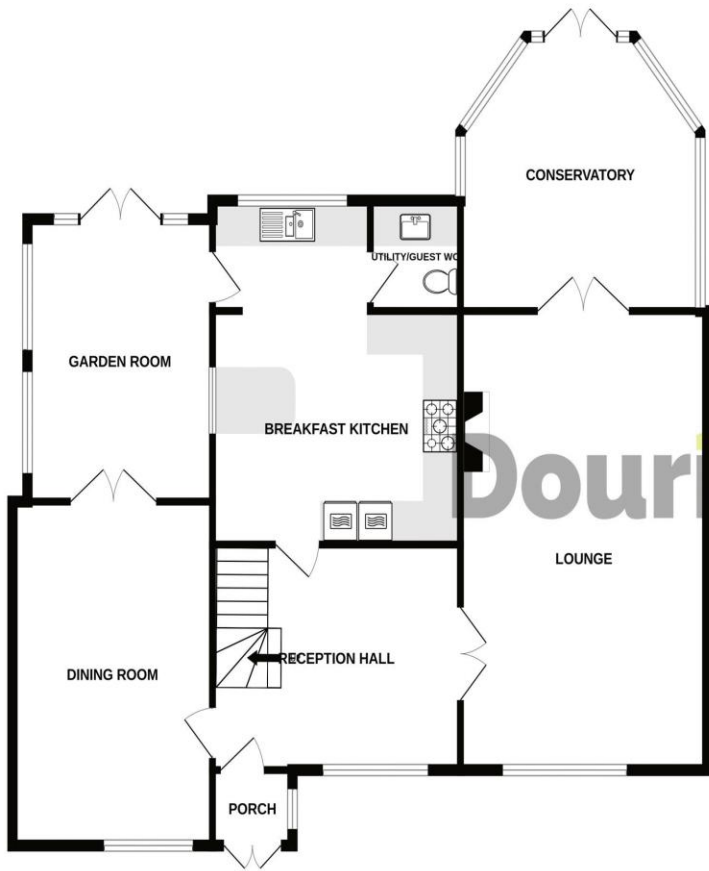
## **ID Checks**

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
100-110	A		
81-100	B		
69-80	C		76
55-68	D	56	
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - higher rating costs  
 England & Wales EU Directive 2002/91/EC  
 www.epca.gov.uk



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk