



£380,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

## Stafford

Stone Road  
Stafford Staffordshire



**STRIKING AND CHARMING!** Here we have a generously sized double fronted family home positioned on a superb enviable plot in a sought-after location close to Stafford town centre amenities.

This charming property boasts spacious versatile room proportions that include an entrance hall, living room, dining room, kitchen/breakfast room, utility, and guest WC all on the ground floor. Heading upstairs is where you will find the modern fitted family bathroom and the four well-proportioned bedrooms with the principal bedroom having a walk-in wardrobe. Externally is that excellent plot which boasts a gravelled driveway that extends to the rear of the house allowing for ample parking and access to a detached garage whilst the garden itself has been lovingly designed for the whole family to enjoy with seating areas and large expanse of lawn for children to run around safely.

- Striking Double Fronted Detached Home
- Living Room & Dining Room
- Breakfast Kitchen & Utility Room
- Four Well Proportioned Bedrooms
- Modern Family Bathroom & Guest WC
- Driveway, Detached Garage & Large Private 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



## Entrance Hallway

Accessed through a feature secure front entrance door, and having black & white patterned tiled flooring, radiator, stairs off, rising to the First Floor Landing & accommodation, and internal doors off, providing access to;

**Living Room** 17' 10" x 12' 11" (5.44m x 3.93m) (max. measurements, into bay window recess)

A beautifully presented & bright dual aspect reception room, featuring a period cast-iron open fire with wooden surround & tiled hearth, and having two radiators, a double glazed bay window to the front elevation, and a further double glazed window to the rear elevation.

**Dining Room** 12' 8" x 10' 11" (3.85m x 3.34m)

A second beautifully presented reception room, featuring original stripped wood & varnished floor boards, and having a useful storage cupboard, ceiling rose, picture rail, radiator, and a double glazed window to the front elevation.

**Kitchen/Breakfast Room** 14' 9" x 9' 4" (4.49m x 2.84m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel 1.5 bowl sink with drainer & mixer tap, and appliances including an integrated double oven, and a four ring gas hob with an extractor above. The room also benefits from having tiled flooring, a radiator, and a large feature double glazed picture window overlooking the rear garden.



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## **Utility Room** 11' 5" x 6' 11" (3.47m x 2.10m)

Having fitted work surfaces with spaces beneath for appliances, a wall mounted gas central heating boiler, tiled flooring, a radiator, two double glazed windows, and a secure stable style door leading out to the rear garden.

## **Guest WC** 2' 11" x 7' 0" (0.88m x 2.14m)

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin. In addition, there is recessed ceiling downlighting, and tiled flooring.

## **First Floor Landing**

Having an access point to the loft space, and internal doors off, providing access to:

## **Bedroom One** 15' 5" x 13' 3" (4.69m x 4.05m) (maximum measurements)

A large dual-aspect bright double bedroom, having double glazed windows to both the front & rear elevations, two ceiling roses, and a radiator.

## **Walk-in Wardrobe** 4' 4" x 5' 4" (1.33m x 1.63m)

Fitted with shelving & clothes hanging rails, a radiator, and a double glazed window to the front elevation.

## **Bedroom Two** 7' 7" x 10' 11" (2.30m x 3.34m)

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

## **Bedroom Three** 11' 7" x 10' 0" (3.52m x 3.05m)

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

## **Bedroom Four** 11' 6" x 6' 2" (3.51m x 1.87m)

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

## **Family Bathroom** 7' 6" x 7' 9" (2.28m x 2.35m)

A beautifully presented recently refitted bathroom, which features a contemporary styled white suite comprising of a low-level WC, a pedestal wash basin with mixer tap, a panelled bath with centre-fill mixer taps & hand-held shower attachment, and a double shower cubicle housing a mains-fed shower. In addition, the room also benefits from recessed ceiling downlighting, a chrome towel radiator, tiled flooring, an LED lit vanity mirror, matching part-tiled walls, and a double glazed window to the side elevation.

## **Outside Front**

The property is approached over a gravelled driveway which extends to both the front & side off the house providing ample off-road parking with bespoke double opening timber gates to the rear side of the property providing access to additional parking and onwards to the detached garage.

## **Detached Garage** 28' 1" x 9' 11" (8.55m x 3.02m)

A larger than standard garage having an up and over access door to the front elevation, a further pedestrian access door to the side elevation providing access from/to the rear garden, and also benefitting from having both power & lighting installed.

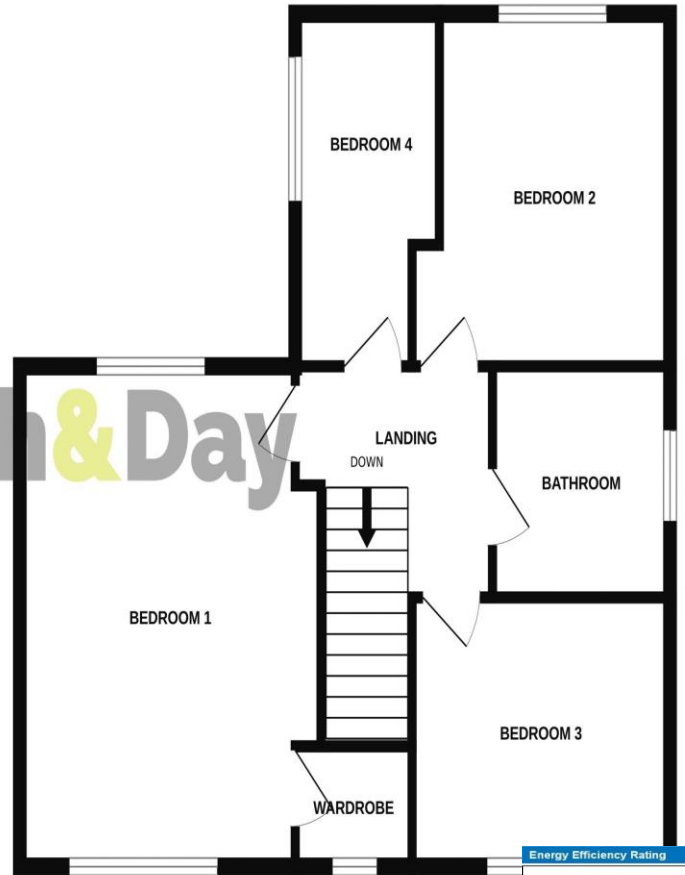
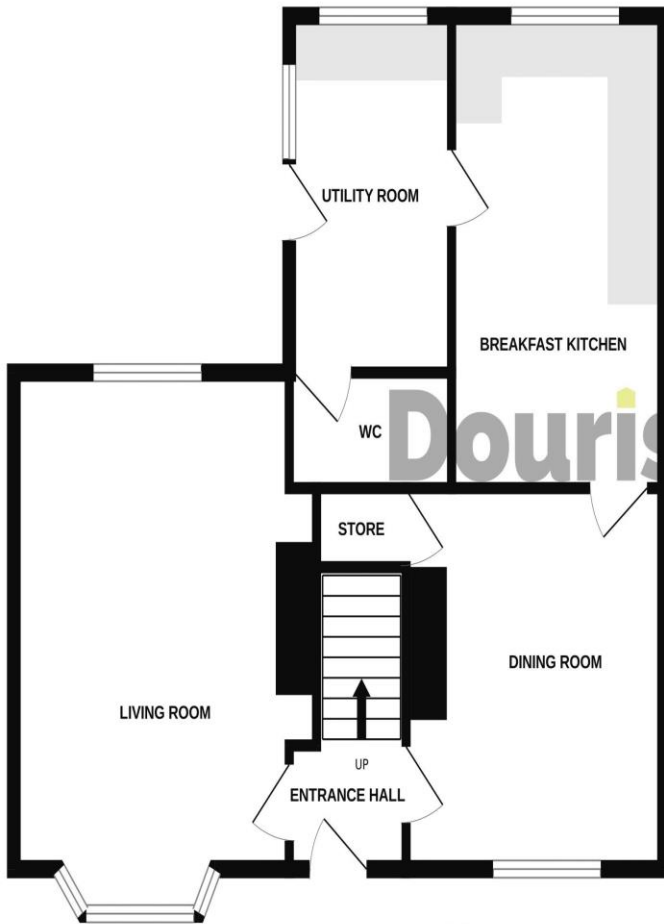
## **Outside Rear**

A beautifully presented and well maintained established rear garden which has an additional gravelled parking area which in turn gives way to a very large lawned garden area with well stocked & established borders, and featuring a further private seating area to the rear of the garden.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(17-28)		
G	(1-16)		
Very energy efficient - higher running costs			
			7C
		-19	

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