



£365,000

🔑 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

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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.



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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.

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)

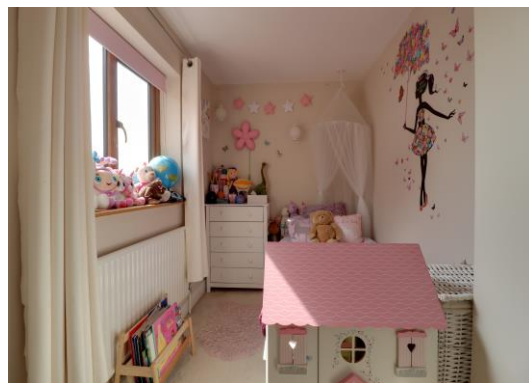
A second double bedroom, having a radiator, and a double glazed window to the rear elevation.

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.



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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.

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.



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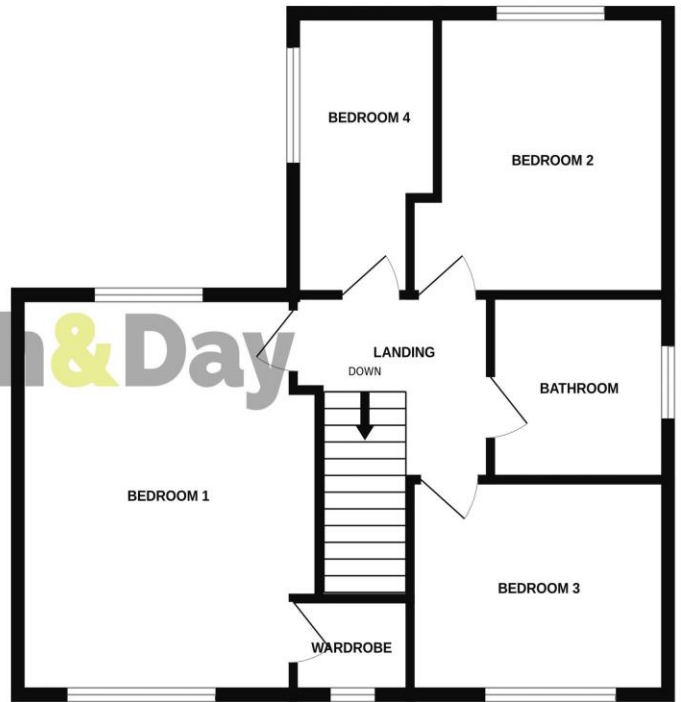
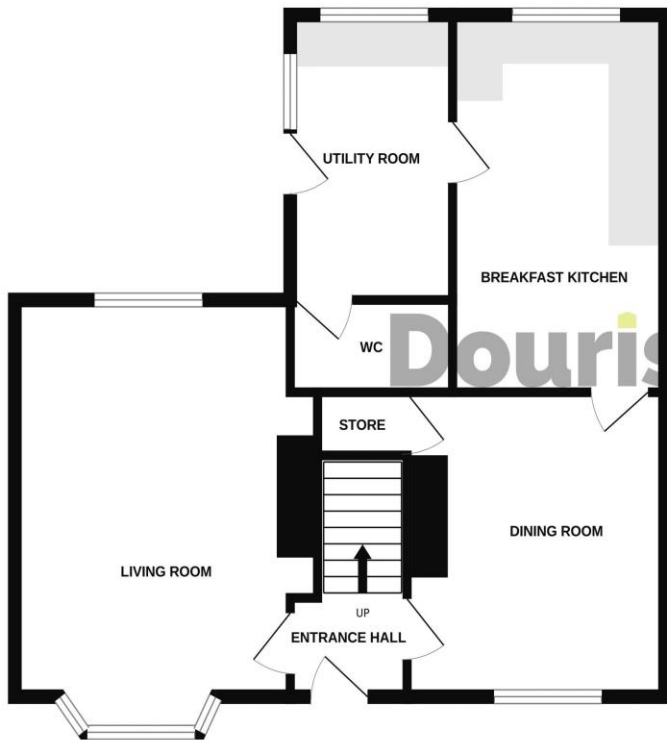
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GROUND FLOOR

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		
Energy efficiency class - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
England & Wales EU Directive 2002/91/EC		



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