



£410,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: E

Salt Stafford

Brook Lane Salt
Stafford Staffordshire



Homes in the village of Salt don't come to the market very often so this wonderful traditional detached family house is going to be very popular. Set in this beautiful village, just a short drive from Stafford Town Centre, as well as being a 'walkers dream' with countryside walks along the Canal and local pubs.

This is ideal for a large family thanks to the wonderful room proportions which comprises a entrance hallway, guest WC, living room, sitting room, dining room, cellar and a kitchen/breakfast room all on the ground floor. Whilst upstairs you will find the three bedrooms and a luxury fitted family bathroom. Externally there is a lovely established garden a parking space and twin garages which are accessed via the rear service road. This home will be very popular so book your viewing very soon.

- Large Detached Family Home
- Three Reception Rooms & Cellar
- Kitchen/Breakfast Room
- Three Well Proportioned Bedrooms
- Family Bathroom & Guest WC
- Garden, Parking Space and Twin Garages

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Entrance Hallway

Accessed through a composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation, Minton style tiled flooring, a period style radiator, internal door off to stairs leading down to the Cellar, and further internal doors providing access to;

Guest WC 4' 4" x 5' 10" (1.32m x 1.79m)

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin. The room also benefits from having a double glazed window to the rear elevation. The room also accommodates a wall mounted gas central heating boiler.

Living Room 11' 9" x 14' 11" (3.59m x 4.54m)

A beautifully presented rustic reception room which features a cast-iron fireplace with a timber mantel over, a period style radiator, tiled flooring, two double glazed windows, and a composite double glazed side door.

Sitting Room 12' 0" x 11' 10" (3.66m x 3.61m) (measurements exclude bay window recess)

A second beautifully presented reception room which also features a period style cast-iron open fire with timber surround & tiled hearth. The room also benefits from having a period style radiator, a double glazed window to the side elevation, and a double glazed walk-in bay window to the front elevation.



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Dining Room 11' 11" x 11' 11" (3.63m x 3.63m) (measurement excludes bay window recess)

A bright dual-aspect dining room, having a double glazed window to the side elevation, a further double glazed bay window to the front elevation, and a radiator.

Kitchen & Breakfast Area 11' 10" x 11' 8" (3.60m x 3.55m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and extends to form a breakfast bar area, with a range of fitted/integrated appliances which includes; dishwasher & washing machine, whilst there are further space(s) to accommodate kitchen appliance(s). The room also benefits from having wood effect flooring, a feature skylight window, a period style radiator, and a double glazed window to the side elevation.



First Floor Landing

Having a double glazed window to the front elevation, and internal door(s) off, providing access to;

Bedroom One 11' 11" x 11' 11" (3.62m x 3.63m)

A double bedroom featuring two double glazed windows, and a period style radiator.



Bedroom Two 11' 11" x 12' 0" (3.64m x 3.65m)

A second double bedroom, having a double glazed window to the front elevation, and featuring a period style radiator.

Bedroom Three 11' 11" x 9' 2" (3.64m x 2.80m)

(Currently used as a walk-in wardrobe, featuring fitted wardrobes). Featuring a period style radiator, and having a double glazed window to the side elevation.



Bathroom 6' 0" x 12' 0" (1.84m x 3.66m)

A luxurious bathroom which is fitted with a contemporary styled suite which includes a low-level WC, a pedestal wash hand basin, a feature freestanding roll-top bath with traditional telephone style mixer taps with hand held shower attachment, and a large open-ended shower cubicle housing a mains-fed chrome rainfall mixer shower head. The bathroom also benefits from having ceramic tiled flooring, inset ceiling downlighting, a period style heated towel radiator, and a double glazed window to the side elevation.

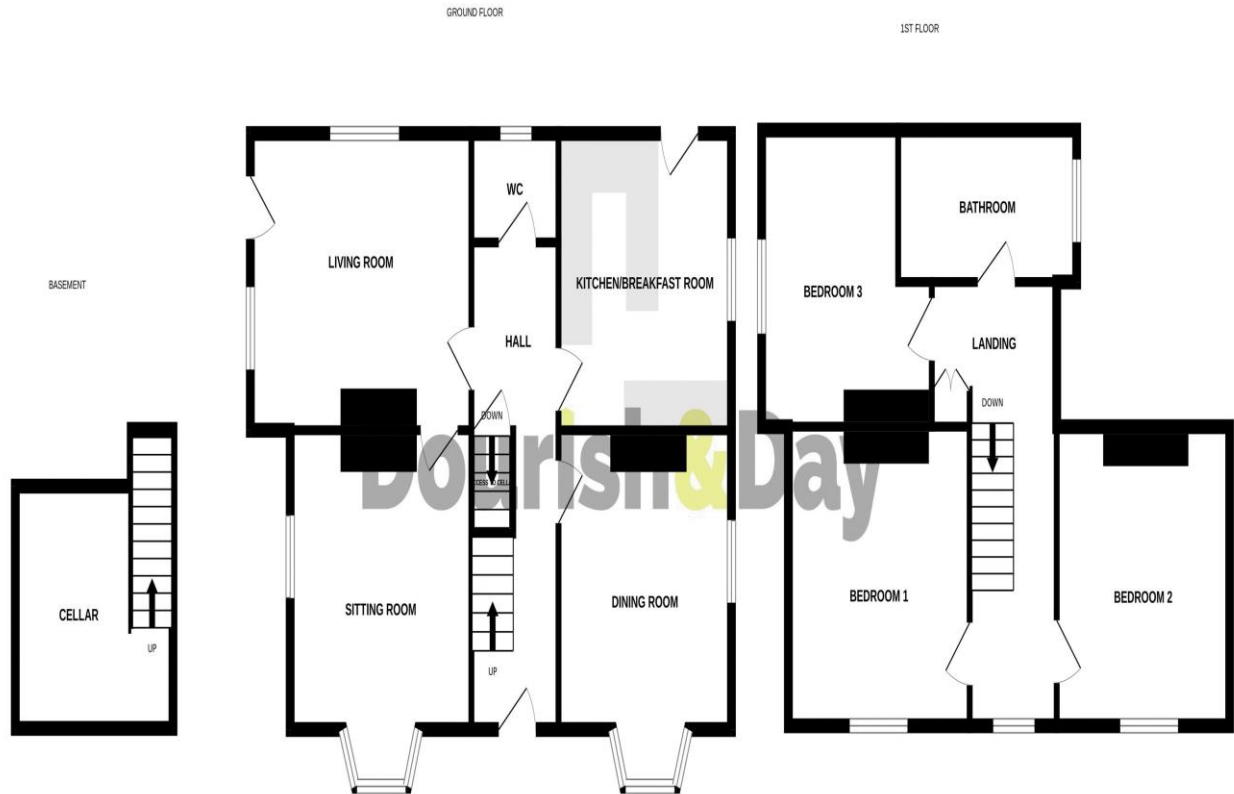
Externally

The property occupies a lovely plot with parking which is accessed via a shared driveway to the rear of the house, which also gives access to the garages and the open rear garden which is extremely well maintained & presented featuring a variety of planting beds, a lawned garden area & further artificial lawned garden area, and also featuring a paved patio seating/outdoor entertaining area.

Twin Garages

Accessed off the shared driveway and both having two barn style garage doors to the front elevation.





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	(15-28)	4.1	
G	(1-14)		6.3
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
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