



£479,000

🔑 TENURE: Freehold

☰ EPC RATING: C

£ COUNCIL TAX BAND: F

## Hyde Lea Stafford

Hyde Lea  
Stafford Staffordshire



**Presenting a rare gem nestled in the highly sought-after village of Hyde Lea, this delightful link-detached family home is a wonderful find situated in a private cul de sac. We're thrilled to showcase this property, ideally located just a stone's throw away from Stafford town centre and local schools.** This home brims with potential for expansion (subject to planning approval). Imagine the possibilities once this space is transformed, it could easily become your forever dream home! Step inside to discover versatile living spaces: an inviting entrance hall, a guest WC, spacious living and dining areas, a well-appointed kitchen, a sun lounge, and a functional study. Upstairs, four generously sized bedrooms, a family shower room, and a bathroom await. Outside, the property sits on an enviable plot with ample off-street parking and two individual single garages. The south facing rear garden is a private sanctuary, boasting serene views of neighbouring fields—a perfect retreat for the whole family to relish! What's more this home is fitted with solar panels and is offered for sale with no onward chain.

- Superb Four Bedroom Detached Family Home
- Living Room, Snug & Office
- Kitchen & Dining Room
- Bathroom, Shower Room & Guest WC
- Two Single Garages & Beautiful Gardens
- Solar Panels & No Onward Chain

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 Hall

Being accessed through a timber entrance door with a glazed side panel and having wood effect floor, cloaks cupboard, stairs leading to the first floor and radiator.

## Guest WC 3' 3" x 6' 1" (1.00m x 1.85m)

Having a white suite which includes a wash hand basin with mixer tap and WC. Wood effect flooring, radiator and double glazed window to the front elevation.

## Living Room 11' 7" x 20' 11" (3.53m x 6.37m)

A beautiful bright reception room featuring a spectacular large double glazed picture window overlooking the rear garden and neighbouring fields beyond. Contemporary fire surround with living flame gas fire and radiator.

## Dining Room 11' 11" x 10' 6" (3.64m x 3.21m)

A second good-sized reception room having a radiator and arch leading to:

## Sun Lounge 6' 0" x 10' 2" (1.84m x 3.11m)

Having a double glazed picture window and door giving views and access to the rear garden and the adjoining fields.

## Study 9' 11" x 12' 0" (3.03m x 3.67m)

Having a radiator and double glazed double doors giving access to a raised decked seating area.

## Kitchen 8' 7" x 14' 6" (2.62m x 4.42m)

Having a range of units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink unit with mixer tap, garbage disposal



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and water softening system. Range of integrated appliances including a double oven, five ring gas hob with cooker hood over, dishwasher and fridge/freezer. Wood effect flooring, plinth heater and two double glazed windows to the front elevation.

## First Floor Landing

Having a radiator and double glazed window to the side elevation.

## Bedroom One 11' 11" x 12' 4" inc robes (3.64m x 3.75m inc robes)

A good-sized main bedroom having an extensive range of fitted bedroom furniture including wardrobes, drawers and dressing table. Radiator and two double glazed windows which provide a dual aspect.

## Bedroom Two 12' 0" x 10' 5" (3.65m x 3.18m) - all max measurements

A second double bedroom having a range of fitted bedroom furniture including wardrobes and drawers, radiator and double glazed window to the rear elevation.

## Bedroom Three 10' 10" x 8' 4" (3.29m x 2.55m)

A third double bedroom having a range of bedroom furniture including wardrobes, drawers and bedside cabinets, radiator and double glazed window to the rear elevation.

## Bedroom Four 8' 9" x 8' 8" (2.66m x 2.64m)

Having a built-in wardrobe, radiator and double glazed window to the side elevation.

## Shower Room 5' 7" x 9' 7" (1.69m x 2.93m)

Having a suite which includes a tiled shower cubicle with mains shower, vanity style wash basin with mixer and WC. Towel radiator, access to loft space, airing cupboard, recessed downlights and two double glazed windows to the front elevation.

## Family Bathroom 5' 7" x 5' 6" (1.69m x 1.67m)

Having a suite comprising of a corner panelled bath with mixer tap and shower attachment and pedestal wash basin. Radiator and double glazed window to the front elevation.

## Outside - Front

The property is approached over an ornamental gravelled and planted front garden with two driveways which allow for parking and access to the garages.

## Garage One 17' 3" x 11' 11" (5.27m x 3.64m)

An integral garage having an electronic roller shutter door, power, lighting and water. Two storage cupboard, double glazed window and door leading to the side elevation and a further door leading to the front elevation.

## Garage Two

Having an electric up and over door to the front.

## Outside - Rear

A beautifully maintained well established rear garden that is private and includes paved and decked seating area and pergola. The remainder of the garden is mainly laid to lawn with well stocked beds having a variety of plants, shrubs and trees and in addition, there is a garden pond. The garden shed and greenhouse are included in the sale.

## Agents Notes

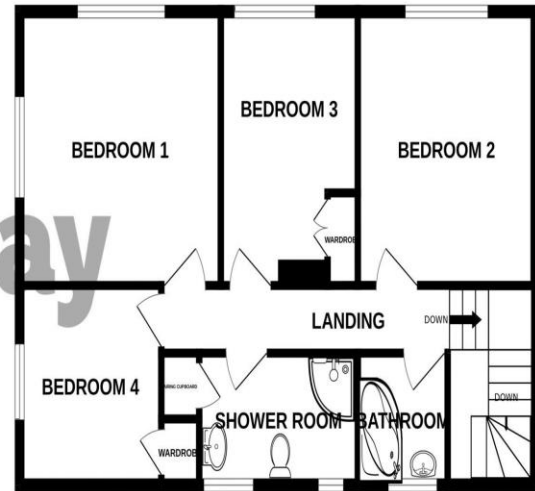
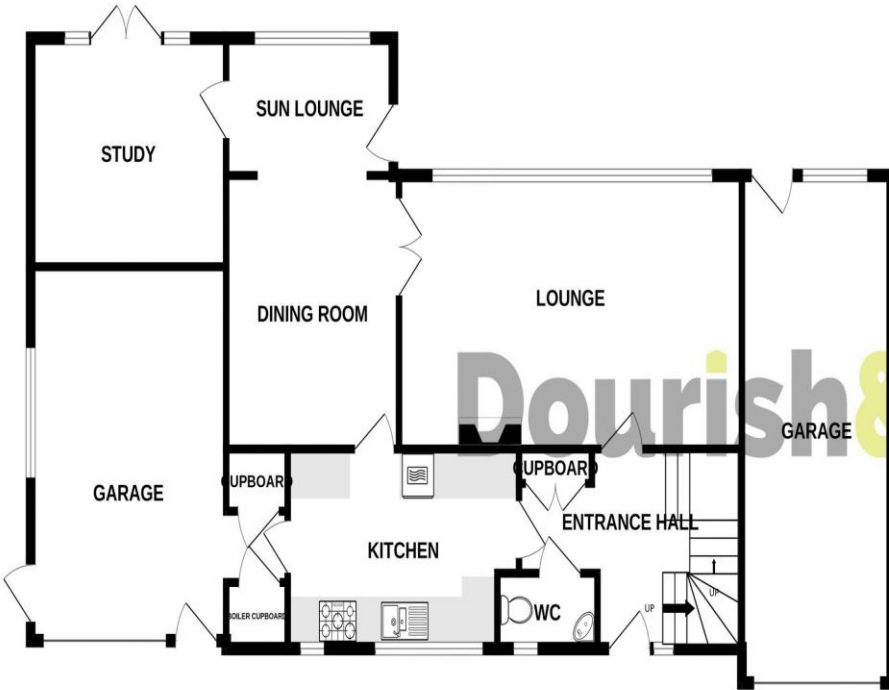
We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.

The property is offered for sale subject to the grant of probate.



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)		74
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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