



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: E

Stafford

Northburgh Avenue
Stafford Staffordshire



Discover your way to this captivating property by following the **NORTH STAR** this year! Nestled in an enviable location, this stunning modern Redrow-built four-bedroom detached family home has been meticulously enhanced by its current owner. Positioned conveniently close to the picturesque Cannock Chase, Stafford Town Centre, Mainline Railway Station, and reputable schools, this residence offers a dream lifestyle.

Internally, it boasts an inviting entrance hallway, a cosy living room, a generously proportioned open-plan contemporary dining kitchen equipped with modern fittings and appliances, a utility room, and a guest WC. Upstairs, you'll find four well-proportioned bedrooms, with an en-suite in the primary bedroom, complemented by a family bathroom. Impressively, the property features a double-width driveway, a single garage, and a beautifully landscaped rear garden adorned with artificial lawn.

- Stunning Modern Redrow Built Family Home
- Four Bedrooms, En-Suite & Bathroom
- Beautiful Living Room & Open Plan Dining Kitchen
- Utility Room & Guest WC
- Double Width Driveway & Single Garage
- Superb Landscaped Rear Garden

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Storm Porch

Having a double glazed composite entrance door leading through to the entrance hallway.

Entrance Hallway

With stairs rising to the first floor accommodation, an understairs storage cupboard, fitted door shoe mat and a radiator.

Living Room 16' 5" into bay x 10' 8" (5.01m into bay x 3.25m)

A gorgeous bright reception room which features a large walk-in bay window to the front elevation and a radiator.

Open Plan Kitchen/Dining Room 11' 11" max x 20' 10" (3.64m max x 6.34m)

A spectacular open plan room featuring a kitchen area which is fitted with a contemporary range of wall, base, and drawer units with fitted worksurfaces which incorporates a stainless steel one and a half bowl sink drainer unit with mixer tap over. There is also an array of integrated appliances which includes a double oven, hob with cooker hood above, dishwasher and fridge/freezer. The room also benefits from having a useful storage cupboard, recessed down lights a radiator, double glazed window to the rear elevation and double glazed double doors with double glazed side panels leading directly out to the landscaped rear garden.



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Utility Room 7' 7" x 5' 10" (2.30m x 1.77m)

Fitted with base units with a fitted worksurface above which incorporates a stainless steel sink drainer unit with mixer tap whilst offer space for a washing machine. The room also benefits from having recessed downlights a radiator and a double glazed rear door leading to the rear garden.

Guest WC 2' 11" x 5' 10" (0.90m x 1.77m)

Fitted with a contemporary white suite which comprises of a WC and a pedestal wash hand basin with mixer tap over. The room also has wood effect flooring a radiator and a double glazed window to the side elevation.

First Floor Landing

Having a loft access point, two built in cupboards and a radiator.

Bedroom One 14' 6" into bay x 10' 8" (4.42m into bay x 3.24m)

A large double bedroom with a fitted wardrobes a radiator and a double glazed bay window to the front elevation.

En-Suite Shower Room 7' 2" max x 6' 7" max (2.19m max x 2.00m max)

Fitted with a contemporary white suite which comprises of a WC, wash hand basin with mixer tap and a tiled shower cubicle with mains mixer shower. The room also benefits from having a electric shaver point, recessed downlights, wood effect flooring, chrome towel rail and a double glazed window to the front elevation.

Bedroom Two 13' 11" x 9' 3" (4.25m x 2.81m)

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

Bedroom Three 11' 10" x 10' 1" (3.61m x 3.08m)

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

Bedroom Four 10' 1" x 9' 6" (3.08m x 2.89m)

A fourth good sized bedroom having a radiator and a double glazed window to the rear elevation.

Family Bathroom 7' 11" max x 6' 9" (2.41m max x 2.06m)

Fitted with a contemporary white suite which comprises of a WC, wash hand basin with mixer tap and a panelled bath with mixer tap and a mains shower over. The room also benefits from having a electric shaver point, recessed downlights, wood effect flooring, chrome towel rail and a double glazed window to the rear elevation.

Outside Front

To the front of the property there is a lawned front garden and a double width driveway which in turn provides access to the main entrance door and the integral single garage.

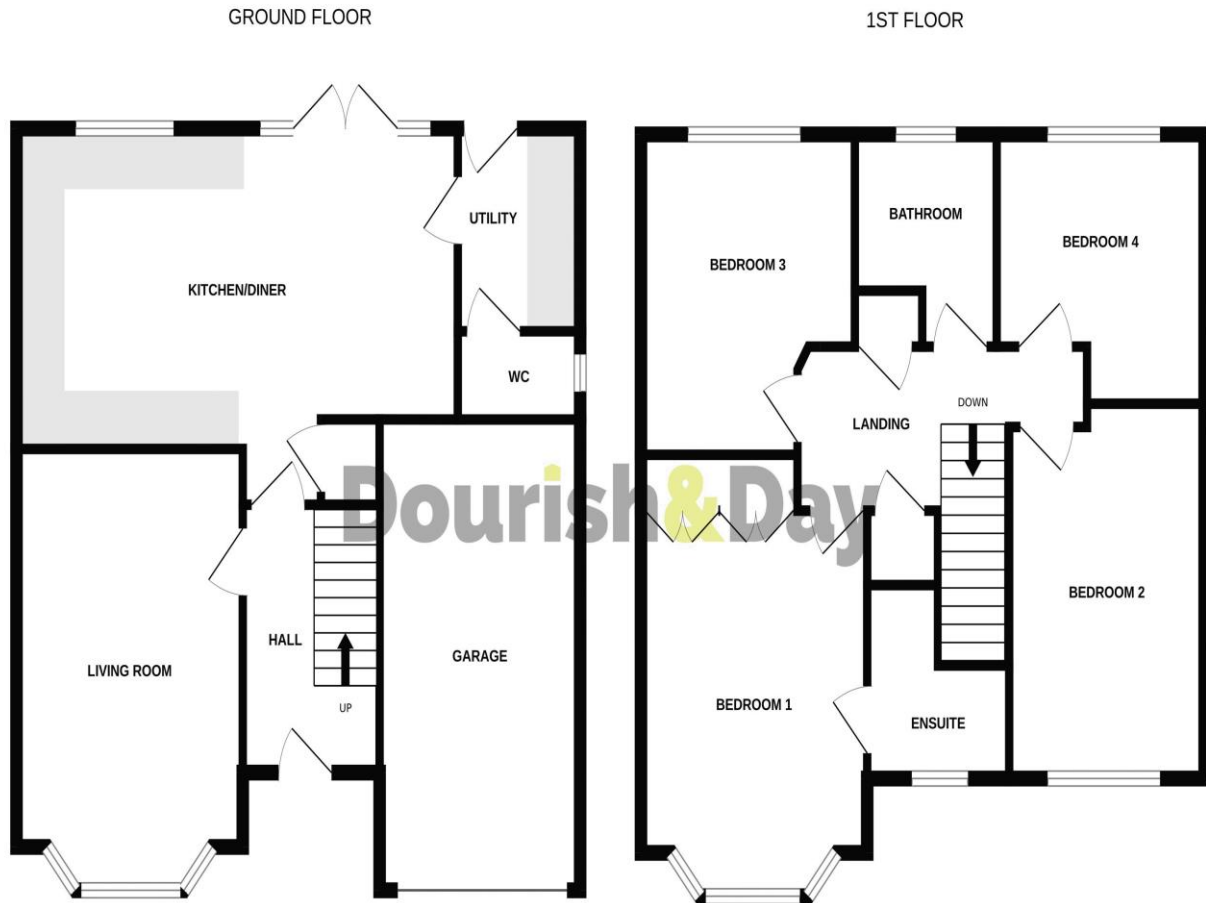
Garage 17' 7" x 9' 1" (5.36m x 2.77m)

A single integral garage accessed through a up and over style garage door.

Outside Rear

A stunning easy to look after landscaped rear garden which features two paved seating areas with one been covered with a pergola above, whilst the rest of the garden is laid with artificial lawn allowing for all year-round use.





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 - lowest running costs	(92+)		94
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - highest running costs		84	

England & Wales EU Directive 2002/91/EC
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