



£340,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: TBC

## Creswell Stafford

Creswell Grove Creswell  
Stafford Staffordshire



*Prepare to be captivated from the moment you arrive at this extended detached family home. Its impressive frontage and spacious driveway set the stage for a welcoming experience.*

The ground floor layout offers abundant space, including an open plan living/dining room with a versatile garden room doubling as an office, alongside a kitchen, breakfast room, utility, and guest WC. Upstairs, four sizable bedrooms accompany a family bathroom, with the principal bedroom featuring a generous dressing room and built-in wardrobes. Step outside to enjoy the landscaped garden, offering views of the neighbouring field, along with a front garage/store. This remarkable property is a rare find, beckoning you to schedule a viewing and seize the opportunity it presents.

- Extended Detached Family Home
- Living/Dining Room & Garden Room
- Kitchen & Breakfast Room
- Guest WC & Utility Room
- Four Bedrooms, Dressing Room & Family Bathroom
- Driveway, Garage/Store & Rear 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 Porch

Accessed through a double glazed entrance door, having tiled flooring, and double opening internal doors which lead through into the Entrance Hallway.

### Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs cupboard, tiled flooring, and a radiator.

### Guest WC 6' 6" x 2' 11" (1.99m x 0.88m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with chrome taps. There is also tiled flooring, and a double glazed window to the side elevation.

### Kitchen 9' 5" x 9' 5" (2.87m x 2.87m)

Fitted with a matching range of wall, base & drawer units, with fitted work surfaces over, and incorporating an inset stainless steel 1.5 bowl sink/drainers with chrome taps, and appliances which include an integrated oven, a 4-ring gas hob with hood above, and space for a fridge/freezer. There is also tiled flooring, and a double glazed window to the front elevation.

### Breakfast Room 9' 1" x 8' 11" (2.76m x 2.72m)

Having tiled flooring, a radiator, a double glazed window to the side elevation, and a double glazed door to the side elevation.



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## **Utility Room** 5' 4" x 9' 2" (1.63m x 2.80m)

Fitted with a range of wall & base units with fitted work surfaces incorporating an inset stainless steel sink with mixer tap, and space(s) for appliance(s) beneath. There is also tiled flooring, and a double glazed window to the side elevation.

## **Living & Dining Area** 2' 6" x 22' 0" (.77m x 6.70m) maximum measurements

A bright & spacious reception room that features a living flame gas fire set within a decorative surround, a radiator, and a double glazed window to the rear elevation. A wide open-plan arrangement leads through into the Garden Room.

## **Garden Room** 8' 7" x 12' 0" (2.62m x 3.65m)

A versatile room which could be utilised as an home/office or study, having double glazed double doors leading out into the rear garden, and a radiator.

## **First Floor Landing**

Having a double glazed window to the side elevation, an access hatch to the loft space, and internal door(s) off, providing access to;

## **Bedroom One** 12' 4" x 9' 11" (3.77m x 3.03m)

A large double bedroom, having an open-plan archway leading through into the Dressing Room.

## **Dressing Room (Bedroom One)** 8' 8" x 12' 1" (2.65m x 3.68m) measured INTO wardrobe recess

Featuring wall-to-wall fitted wardrobes to one wall, and a double glazed window to the rear elevation.

## **Bedroom Two** 10' 5" x 11' 8" (3.18m x 3.56m)

A second good sized double bedroom, having a built-in cupboard, radiator, and a double glazed window to the rear elevation.

## **Bedroom Three** 9' 5" x 9' 5" (2.87m x 2.87m)

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

## **Bedroom Four** 9' 5" x 9' 0" (2.87m x 2.75m)

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

## **Bathroom** 8' 6" x 5' 5" (2.59m x 1.66m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin with mixer tap, and a panelled bath with mixer tap & electric shower over. There is also inset ceiling spotlighting, a towel radiator, and a double glazed window to the side elevation.

## **Outside Front**

The property is approached over a large Tarmac driveway providing ample off-street parking and access to the Garage/Store.

## **Garage/Store** 12' 6" x 9' 3" (3.82m x 2.82m)

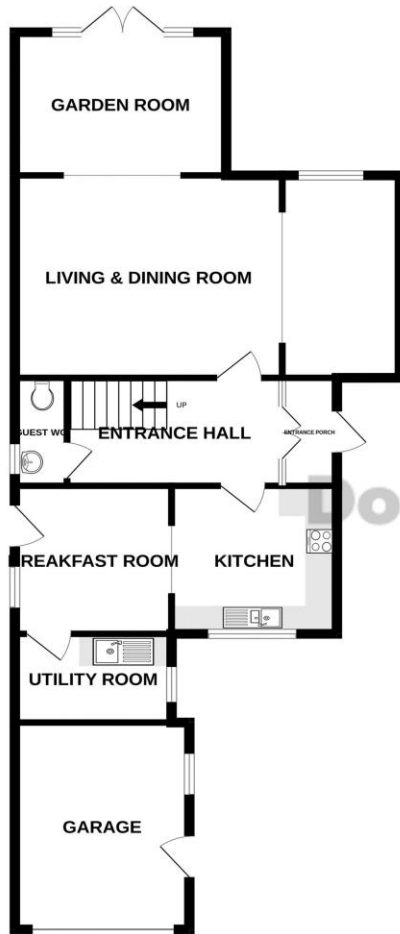
Having an up and over garage door to the front elevation, a further UPVC pedestrian door to the side elevation, and also benefits from having both power & lighting installed. The garage also houses a wall mounted gas central heating boiler.

## **Outside Rear**

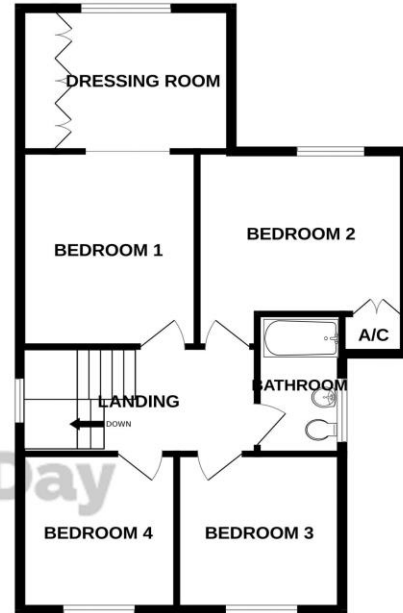
A private & enclosed rear garden enjoying views of neighbouring fields behind, and enjoys a landscaped designed paved seating areas, and well stocked shaped planting beds to the borders.



GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

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 - Great rating cost	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		69
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - Higher running costs	(0-10)		
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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