



Offers Over £270,000

KEY TENURE: **Freehold**

☰ EPC RATING: **B**

£ COUNCIL TAX BAND: **C**

Haughton Stafford

Moathouse Drive Haughton
Stafford Staffordshire



This spectacular home has been extended, presented to a superb contemporary standard throughout and is in best kept award winning village with bus route, highly regarded pub / restaurant and other amenities.

The spacious and modern accommodation comprises an entrance porch, large lounge opening to the re-fitted kitchen diner and further more into the family room, and garage all to the ground floor. Upstairs are three bedrooms and a modern family shower room. The property sits on a good sized plot with double width driveway to the front and a good size enclosed garden to the rear with a gravelled seating area and lawn beyond. All of this, whilst being located in one of Stafford's most highly regarded surrounding villages which is Staffordshire's best kept small village so book your viewing now!

- Extended Three Bedroom Link Detached Home
- Superbly Presented Throughout
- Award Winning Village With Amenities
- Modern Shower Room & Refitted Kitchen
- Living Room & Family Room
- Great garden & Double Driveway Plus Garage

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

Being accessed through a double glazed door with double glazed window, tiled floor and internal door leading to:

Living Room 14' 8" max, 11' 9" min x 14' 1" (4.47m max, 3.58m min x 4.29m)

Having superb luxury vinyl floor, coving, two radiators, stairs leading to the first floor accommodation and double glazed window to the front elevation.

Kitchen / Diner 14' 8" x 10' 5" (4.47m x 3.17m)

A truly stunning refitted kitchen / diner in a contemporary style having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel sink unit with chrome mixer tap. Matching upstand splashbacks, integrated cooking appliances including a built-in oven, hob and contemporary cooker hood over with splashback. Integrated dishwasher, space for fridge/freezer, space for dining table and chairs, coving, luxury vinyl flooring, radiator and double glazed window to the rear elevation.

Family Room 11' 5" x 7' 9" (3.48m x 2.36m)

Having superb luxury vinyl floor, coving, radiator and double glazed window and double glazed double doors giving views and access to the rear garden.



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First Floor Landing

Having access to loft space and airing cupboard.

Bedroom One 13' 6" x 8' 7" (4.12m x 2.62m)

Having useful built-in wardrobes, coving, radiator and double glazed window to the front elevation.

Bedroom Two 10' 0" x 8' 9" (3.04m x 2.67m)

Having a useful storage cupboard, coving, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 1" x 5' 10" (2.15m x 1.78m)

Having a useful storage cupboard, radiator and double glazed window to the front elevation.

Contemporary Shower Room 6' 5" x 5' 10" (1.95m x 1.77m)

The contemporary refitted shower suite includes a white suite having a walk-in tiled shower cubicle with screen, fitted shower with chrome fittings, vanity style wash hand basin with cupboard beneath and chrome mixer tap and low level WC. Chrome towel radiator, vinyl flooring, recessed downlights and double glazed window to the rear elevation.

Outside - Front

The property is approached over a double width tarmac driveway providing ample off-road parking and timber sleeps with a gravelled area.

Tandem Length Garage 27' 0" x 8' 8" (8.24m x 2.65m)

The good-sized tandem garage includes a electric roller door to the front and double glazed window and door leading to the rear garden.

Outside - Rear

The improved rear garden has a goods-zed gravelled seating area with timber sleeps and steps leading to a lawned garden with a variety of beds having plants and shrubs and further gravelled seating arear and timber sleepers. There is space for a garden shed and the garden is enclosed by panel fencing.

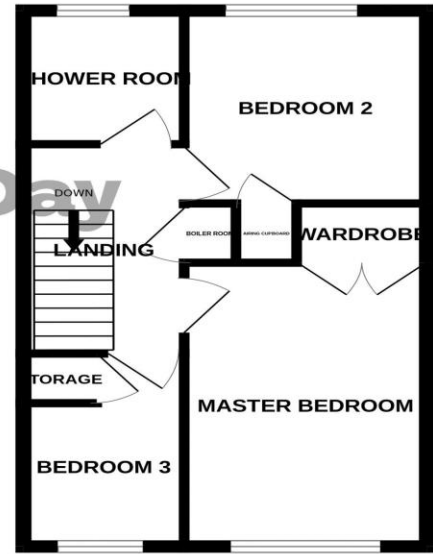
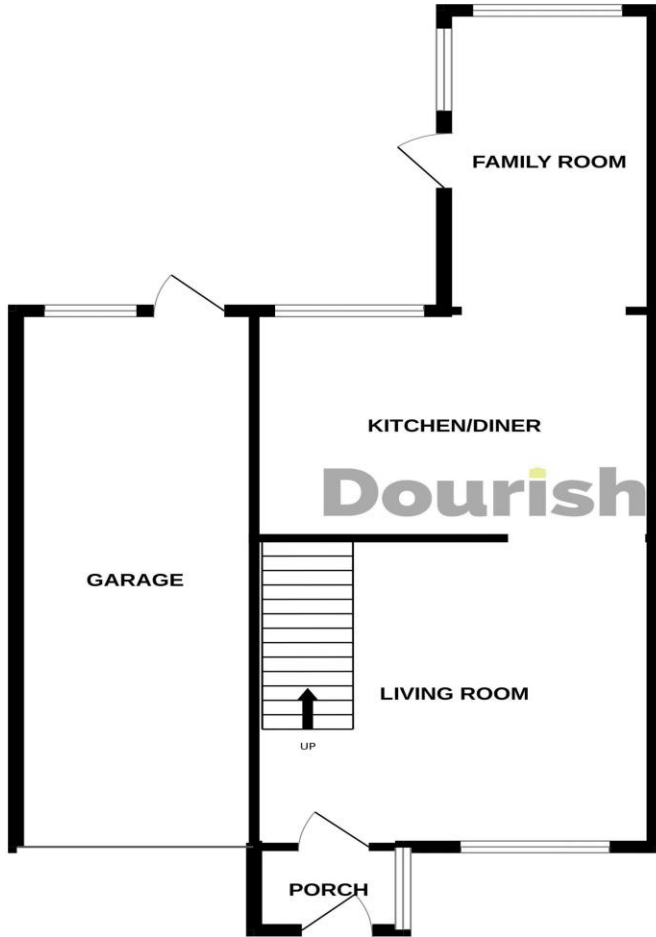
Agents Note-Solar Panels

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.



GROUND FLOOR

1ST FLOOR



Dourish & Day

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	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		87	90
EU Directive 2002/91/EC			
www.epcrea.com			

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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