



£375,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

Stafford

Rising Brook
Stafford Staffordshire



Are you looking for your next family home? Do you have a growing family and need more space? Then this Impressive six-bedroom family home might be the property you have been looking for!

Located in Rising Brook which is only a short drive to Stafford town centre which has fantastic amenities and a mainline train station. Internally this property is spread over three floors which has a living room, sitting room, dining room, utility with guest WC, Kitchen and conservatory all to the first floor. To the second floor there is four good size bedrooms with a family bathroom. To the third floor there is a further two double bedrooms and a shower room. This property is truly something special and needs to be viewed to show its character and charm! So, book your appointment today and don't miss out on this fantastic opportunity.

- An Impressive Six Bedroom Semi Detached Property
- Living Room And Separate Sitting Room
- Dining Room, Guest WC And Good Size Kitchen
- Loft Conversion With Two Double Bedrooms & Shower Room
- Private Multi Level Garden & Converted Garage
- A Short Drive To Stafford Town Centre

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Being accessed through double glazed French doors with windows to the sides and a stained glass door leading to:

Entrance Hall

With stairs leading to the first floor with understairs storage cupboard and radiator.

Sitting Room 15' 3" x 12' 0" (4.64m x 3.65m)

A good-sized sitting room with a multi-fuel stove built into the chimney recess with tiled hearth and double glazed bow window to the front elevation and a further double glazed window to the side elevation.

Living Room 18' 1" x 10' 4" (5.51m x 3.16m)

A further good-sized reception room again having a multi-fuel stove set into the chimney breast with tiled hearth, radiator and double glazed French doors leading to:



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Conservatory 12' 4" x 9' 9" (3.77m x 2.98m)

A good-sized conservatory having an insulated roof with downlights, double glazed windows and double glazed French door giving views and access to the rear garden.

Dining Room 12' 0" x 12' 8" (3.67m x 3.86m)

A third reception room which is again a good sized having a radiator and double glazed bay window to the side elevation.

Lobby

Giving access to both the kitchen and utility room.

Kitchen 15' 5" x 9' 5" (4.70m x 2.87m)

Having a range of matching units extending to base and eye level with fitted worksurfaces having an inset stainless steel one and half bowl sink unit with chrome mixer tap. Range of built-in appliances including a double oven, four ring gas hob with a cooker hood over, dishwasher and fridge freezer. Tiled floor, radiator, double glazed window to the rear elevation and internal French doors leading to the conservatory.

Utility Room / Guest WC 6' 0" x 5' 9" (1.82m x 1.76m)

Having fitted work surfaces with space beneath for appliances and an inset stainless steel one and half bowl sink unit with chrome mixer tap. Close coupled WC, tiled splashbacks, tiled floor, radiator and double glazed window to the side elevation.

First Floor Landing

A generous sized landing which has a staircase leading to the second floor.

Bedroom One 15' 0" x 10' 5" (4.57m x 3.18m)

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

Bedroom Two 9' 7" x 12' 2" (2.93m x 3.72m)

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

Bedroom Three 10' 2" x 9' 7" (3.10m x 2.91m)

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

Bedroom Four 7' 7" x 8' 0" (2.31m x 2.44m)

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





Family Bathroom 7' 11" x 6' 6" (2.42m x 1.98m)

Having a white suite comprising of a panelled bath with an electric shower and glazed screen with chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, laminate floor, radiator and double glazed window to the side elevation.

Second Floor Landing

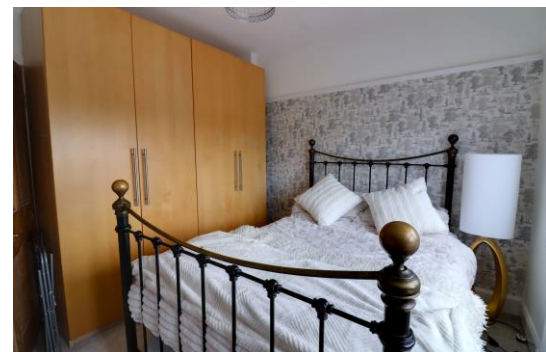
With access to loft space and further storage

Bedroom Five 7' 3" x 10' 4" (2.20m x 3.15m)

A further double bedroom having under eaves storage, radiator and double glazed skylight window to rear elevation.

Bedroom Six 15' 0" x 9' 6" (4.56m x 2.89m)

Yet again, a further double bedroom with a shelved storage cupboard and housing the wall mounted gas central heating boiler, two storage cupboards located within the eaves, radiator, double glazed window to the side elevation and double glazed skylight to the rear elevation.



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Shower Room

Having a suite comprising of an electric shower with glazed screen, wash hand basin with chrome taps and close coupled WC. Part tiled walls and tiled effect floor.

Outside - Front

The property is approached over a block paved double width driveway which provides ample off-road parking and has access at the side of the property leading to the rear garden. There is privacy hedging to the front.

Outside - Rear

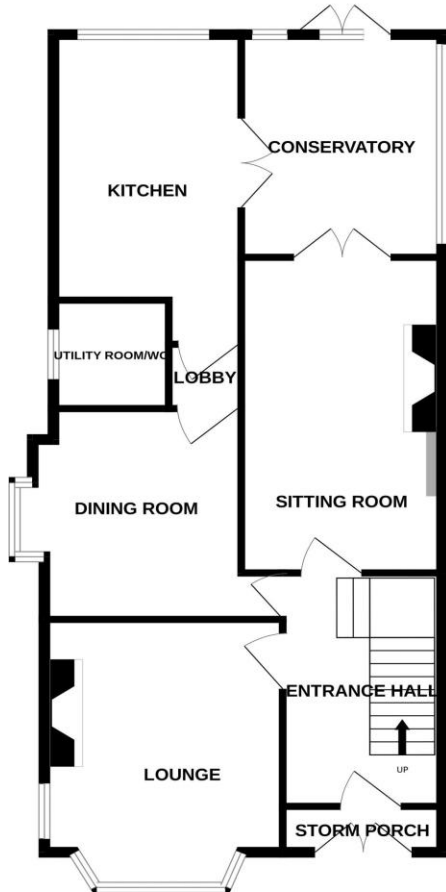
The property has a paved seating area and a further decked seating area which gives access to the converted garage which is being used as a home office space. Timber decked stairs lead to a further garden area which includes a further a paved seating area and leading onto the large garden being mainly laid to lawn with an additional paved seating area at the bottom of the garden. The garden shed is included in the sale.

Converted Garage

The garage has been converted into a versatile room and is presently used as a gym with a double glazed window to the rear elevation, power and lighting.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		56	78

Best energy efficient - higher rating costs
England & Wales EU Directive 2002/91/EC
www.epca.co.uk

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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