



£430,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **E**

Stafford

Eccleshall Road
Stafford Staffordshire



Discover the charm of this delightful, detached home, tailored for an ideal family lifestyle. Set on a generous garden plot with ample parking, a long mostly lawned rear garden, and a garage, this residence offers both space and functionality.

Inside, find an inviting entrance hall, a spacious living room, and an open-plan fitted kitchen/dining room, conservatory and a guest WC. Upstairs, three generously sized bedrooms and a family bathroom provide comfortable living. Conveniently located for commuting, with easy access to the M6 and nearby local facilities, this home is a perfect blend of convenience and style. This property is going to have a lot of interest so give us a call to arrange your appointment before it's too late!

- Three Bedroom Detached Property
- Three Spacious Double Bedrooms
- Inviting Entrance Hall & Spacious Living Room
- Open-Plan Kitchen, Dining Area & Conservatory
- Family Bathroom & Guest WC
- Ample Off-Road Parking & Large 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 Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation with understairs cupboard, wood effect flooring, radiator, double glazed window to side elevation, and internal doors off, providing access to;

Living Room 13' 8" x 11' 5" (4.16m x 3.48m)

A spacious reception room, having a log burning stove set into chimney breast on tiled heath with wood surround, wood effect flooring, double glazed window to front elevation.

Kitchen & Dining Area 20' 0" x 21' 11" (6.09m x 6.68m)

A spacious kitchen & dining area, having a fitted range of matching wall, base & drawer units with work surfaces over incorporating an inset 1.5 bowl sink/drainer with chrome mixer tap, and a comprehensive range of integrated/fitted appliances including; double oven/grill, 7-ring gas hob with double width extractor hood above, washing machine, dishwasher, refrigerator & freezer. There is space in the dining area to accommodate a dining table & chairs, wood effect flooring, radiator, two double glazed windows to the side elevation, and double glazed door leading into Conservatory.



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Rear Lobby

Having wood effect flooring, double glazed door to the rear elevation, door to garage, door to Guest WC.

Guest WC 3' 9" x 2' 10" (1.15m x 0.87m)

Fitted with a white suite comprising low-level WC, wash hand basin with chrome mixer tap. There is wood effect flooring, radiator, double glazed window to side elevation.

Conservatory 7' 9" x 16' 2" (2.36m x 4.92m)

A brick based double glazed conservatory, having wood effect flooring, double glazed double door leading to rear elevation.

First Floor Landing

A spacious landing having a double glazed window to front elevation, access point to loft space, and internal doors off to all Bedrooms & Bathroom.

Bedroom One 10' 11" x 12' 11" (3.33m x 3.94m)

A double bedroom, having fitted double wardrobes, wood effect flooring, radiator, double glazed windows to rear & side elevations.

Bedroom Two 13' 0" x 11' 2" (3.97m x 3.41m)

A second double bedroom, having wood effect flooring, radiator, double glazed windows to front & side elevations.

Bedroom Three 11' 0" x 8' 8" (3.35m x 2.64m)

A third double bedroom, having wood effect flooring, radiator, double glazed window to rear elevation.

Bathroom 7' 9" x 7' 9" (2.36m x 2.36m)

Fitted with a modern white suite comprising of; low-level WC, wash hand basin set onto top with chrome mixer tap & cupboard beneath, and a screened panelled bath with chrome mixer tap & mains-fed shower over. There is tiled effect flooring, radiator, double glazed window to side elevation.

Outside Front

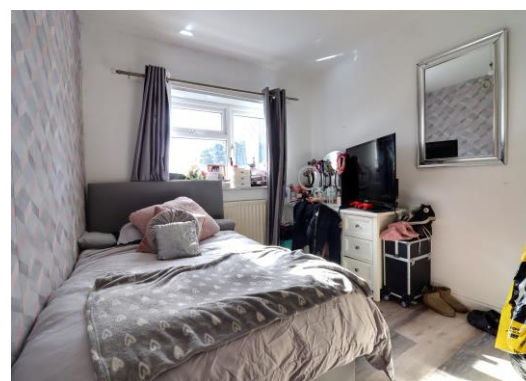
The property is approached over a double width block paved driveway providing ample off-street parking and access to the attached garage and entrance door, and a variety of established shrubs.

Garage 16' 0" x 8' 1" (4.87m x 2.47m)

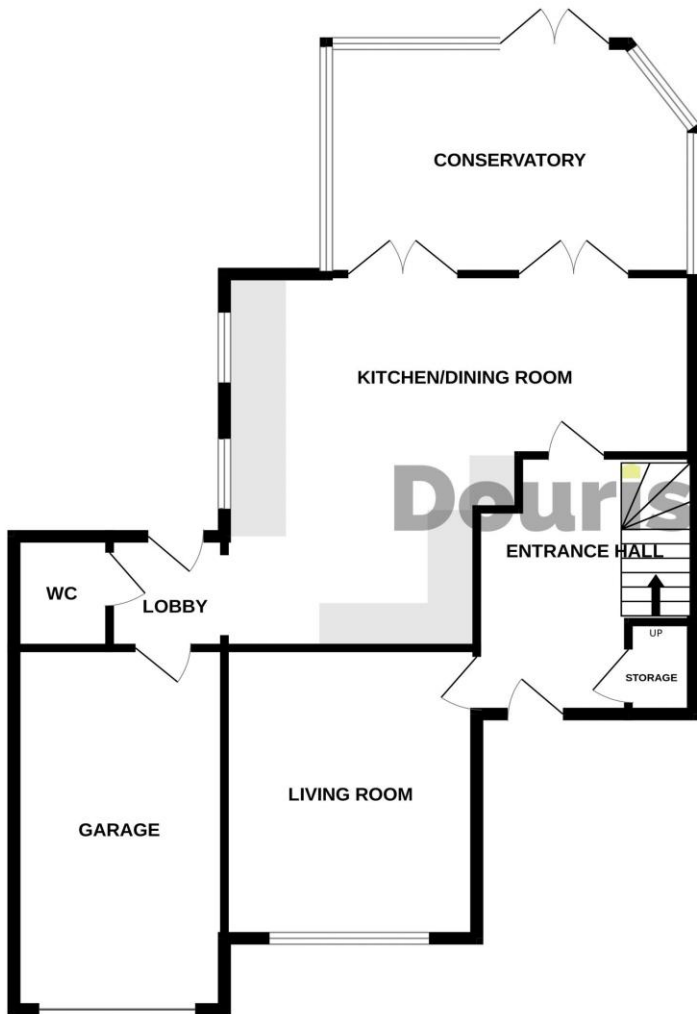
An attached single garage, having an electrically operated roller shutter door to front elevation, power & lighting, double glazed window to the side elevation & internal door to Rear Lobby.

Outside Rear

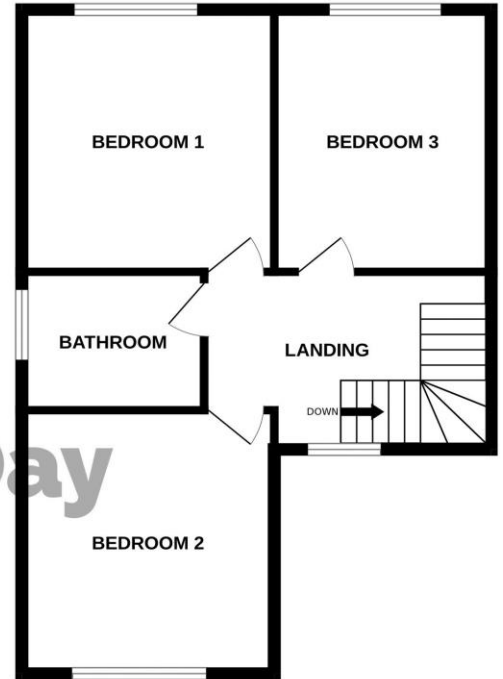
A large enclosed rear garden being laid mainly to lawn with a decorative paved seating area, garden shed, and is enclosed by panelled fencing.



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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		70	82
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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