



Offers Over £225,000

KEY TENURE: **Freehold**

EPC RATING: **C**

£ COUNCIL TAX BAND: **C**

## Trinity Fields Stafford

Crab Lane Trinity Fields  
Stafford Staffordshire



*If you ever wondered what Dr Whos' Tardis looked like inside, then come and check this extended three-bedroom semidetached home out! Which is situated in the desirable location of Trinity Fields. Positioned to the north of Stafford centre within proximity to local amenities, well regarded schooling and M6 Junction 14.*

The accommodation comprises an entrance hallway, living room, guest WC, second reception, a large extended kitchen/dining room and a conservatory. Whilst upstairs you will find the family shower room and three bedrooms. Externally the property benefits from off street parking a garage, a front garden, and a good sized private rear garden. This property is surely going to be popular so do not delay and call us today before it too late!

- Spacious Three Bedroom Semi-Detached Home
- Three Bedrooms & Family Shower Room
- Large Living Room, Guest WC & Conservatory
- Extended Kitchen/Dining Room & Second Reception
- Off-Road Parking & Garage, Front & Rear Garden
- Close To Stafford's Town Centre & M6

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 entrance door, having stairs off, rising to the First Floor Landing & accommodation. There is a useful understairs storage cupboard, wood effect flooring & radiator.

## Guest WC 5' 3" x 2' 7" (1.59m x 0.79m)

Fitted with a suite comprising of a wash hand basin set into a vanity unit with chrome mixer taps above & storage beneath, and a low-level WC with an enclosed cistern. There is ceramic splashback tiling to the suite area & wood effect flooring. The room also accommodates a wall mounted gas central heating boiler concealed within a cupboard.

## Living Room 22' 6" x 11' 3" (6.86m x 3.42m)

A good sized reception room which features an inset living flame gas fire set within a decorative granite surround with matching inset & hearth, ceiling coving, a radiator, a double glazed bow window to the front elevation, and a double glazed sliding door to the rear elevation providing access into the attached Conservatory.

## Conservatory 11' 9" x 8' 6" (3.59m x 2.59m)

A brick based conservatory, having double glazed windows to the surrounding sides & double glazed French doors leading out to the rear garden.



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## **Second Reception Room** 8' 5" x 8' 10" (2.56m x 2.69m)

A versatile room, having wood effect flooring, a double glazed window to the rear elevation & radiator. A double glazed door provides access to the rear of the property.

## **Open-Plan Kitchen & Dining Space** 23' 0" x 8' 10" (7.02m x 2.68m)

A good sized family kitchen & dining space which features a matching modern & contemporary styled range of fitted eye-level, base & drawer units with fitted work surfaces over which incorporates an inset stainless steel single bowl sink with chrome mixer tap over, and a range of appliances which include; eye-level electric oven/grill, eye-level microwave oven, a 4-ring gas hob with stainless steel extractor hood above, an integrated dishwasher, and space to accommodate a freestanding American style fridge/freezer. There is ceramic splashback tiling to the walls, ceramic tiled flooring, inset ceiling downlighting, radiator, a double glazed bay window to the front elevation, a double glazed window to the rear elevation, and two feature skylight windows.

## **First Floor Landing**

Having a double glazed window to the side elevation, access to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

## **Bedroom One** 10' 6" x 12' 6" (3.21m x 3.80m)

A double bedroom, featuring a full length fitted wardrobes. There is a double glazed window to the front elevation & radiator.

## **Bedroom Two** 9' 8" x 11' 7" (2.95m x 3.54m)

A second double bedroom, having a double glazed window to the rear elevation & radiator.

## **Bedroom Three** 9' 5" x 7' 7" (2.87m x 2.31m)

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

## **Bathroom** 6' 1" x 6' 2" (1.86m x 1.87m)

Fitted with a white suite comprising of a low-level WC with concealed cistern, a wash hand basin set into top with chrome mixer tap above & cupboard beneath, and a walk-in double ceramic tiled shower cubicle with screen housing a mains-fed mixer shower. There is ceramic tiling to the walls, tiled effect flooring, a useful built-in cupboard with shelving, radiator, and a double glazed window to the rear elevation.

## **Outside Front**

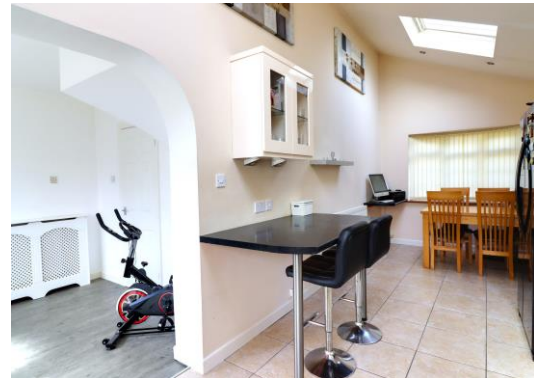
A shared pathway provides access to the front entrance door with a lawned garden area housing a variety of mature shrubs, and a further decorative garden area having steps rising to an outdoor seating area featuring a Pergola over, with a variety of mature trees & further mature shrubs. A timber gate to the side of the property provides access to the rear garden.

## **Garage**

Having an up and over access door to the front elevation & one allocated parking space in-front.

## **Outside Rear**

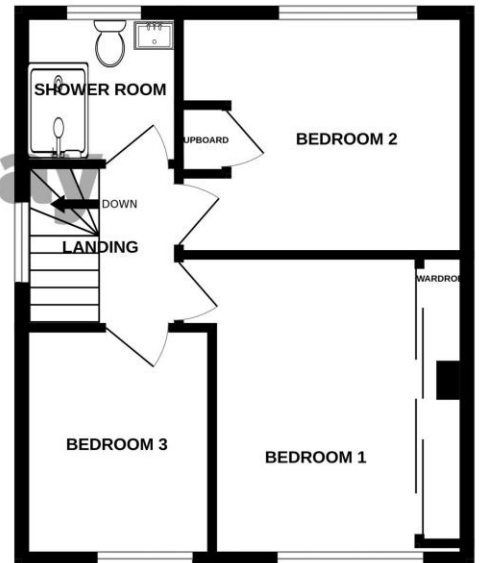
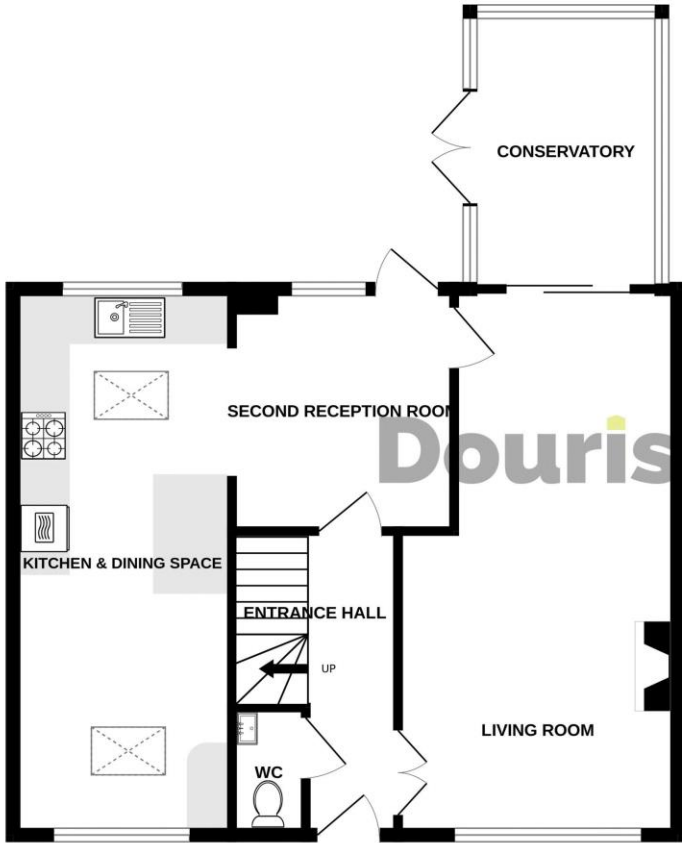
An enclosed rear garden with a paved patio seating area leading onto a lawned garden area which has a paved pathway through to a further paved seating area and is surrounded with a variety of mature shrubs & trees.



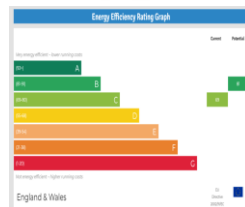


GROUND FLOOR

1ST FLOOR



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