



£305,995

KEY TENURE: **Freehold**

EPC RATING: **TBC**

COUNCIL TAX BAND: **TBC**

## Beaconside Stafford

Henbane View Bertelin Fields Beaconside  
Stafford Staffordshire



*This exceptional detached family home is situated just a short drive away from Stafford centre where you will find a wide range of high street shops, bars, and restaurants. Connecting you to the rest of the midlands, you will find the M6 near, alongside the A34 which provides useful access to Stoke-on-Trent in the north and Birmingham & Wolverhampton to the south.*

The stunning layout features an entrance hallway, guest WC, kitchen/dining room and a spacious living room. Meanwhile on the first floor there is a family bathroom and three well-proportioned bedrooms with the principal bedroom boasting its own En-suite shower room. Externally the home occupies a corner position having a driveway with EV-charge point and an enclosed rear garden. Agents Note - Images and descriptions used in this marketing are not specifically representative of the property being sold but have been taken of a similar Barratt home on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish.

- Luxurious Three Bedroom Detached
- Open Plan Dining/Kitchen
- Spacious Living Room
- Family Bathroom, En-Suite & Guest WC
- Prime location: Near Stafford's Amenities
- Off-Street Parking, EV-Charging

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



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## Entrance Hallway

Accessed through a double glazed composite entrance door and having, herringbone patterned wood effect flooring, a useful built-in storage cupboard, stairs off, rising to the first floor landing & accommodation, radiator, and internal door(s) off, providing access to;

## Guest WC 4' 9" x 3' 5" (1.45m x 1.04m)

Fitted with a contemporary white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap over. There is also herringbone patterned wood effect flooring, and a radiator.

## Living Room 17' 7" x 10' 0" (5.37m x 3.04m)

A beautiful, bright, dual-aspect reception room that features a double glazed window to the front elevation, and double glazed double doors leading out to the garden. There is also a radiator.



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**Kitchen & Dining Space** 17' 8" x 14' 0" (5.38m x 4.27m) maximum width measurement

Fitted with a matching range of contemporary styled eye-level, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer with mixer tap over, and an array of integrated/fitted appliances which include; electric oven/grill, 4-ring gas hob & hood above, dishwasher, fridge/freezer, and a washing machine. The room also features herringbone patterned wood effect flooring, a radiator, a double glazed window to the front elevation, and double glazed double doors leading out into the garden.



## First Floor Landing

Having two double glazed windows to the front elevation, a useful built-in storage cupboard, radiator, and internal doors off, providing access to all bedrooms & bathroom.

**Bedroom One** 11' 9" x 10' 2" (3.59m x 3.10m) maximum length measurement

A double bedroom, having a double glazed windows to the front elevation, a radiator, and a further door leading through into the En-suite shower room.



**En-suite (Bedroom One)** 7' 1" x 5' 5" (2.15m x 1.64m)

Fitted with a contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a tiled double shower cubicle housing a mains-fed mixer shower. The room also features patterned tiled flooring, a radiator, and a double glazed window to the rear elevation.

**Bedroom Two** 10' 4" x 9' 5" (3.14m x 2.86m)

A second double bedroom, having an access point to the loft space, radiator, and a double glazed window to the rear elevation.



**Bedroom Three** 7' 0" x 11' 7" (2.13m x 3.52m)

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

**Bathroom** 8' 3" x 6' 5" (2.51m x 1.95m) maximum measurements

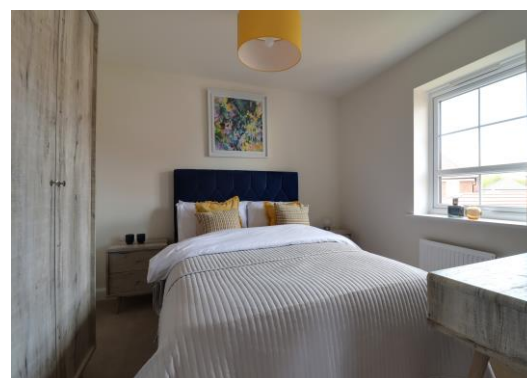
Fitted with a contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a panelled bath with chrome mixer taps and a mains-fed mixer shower over. The room also benefits from having patterned tiled flooring, a radiator, and a double glazed window to the rear elevation.

## Outside Front

The property occupies a desirable corner position with lawned front garden & pathway to the main entrance door. There is also an asphalt driveway to the side which also benefits from having an EV Charging Point already installed.

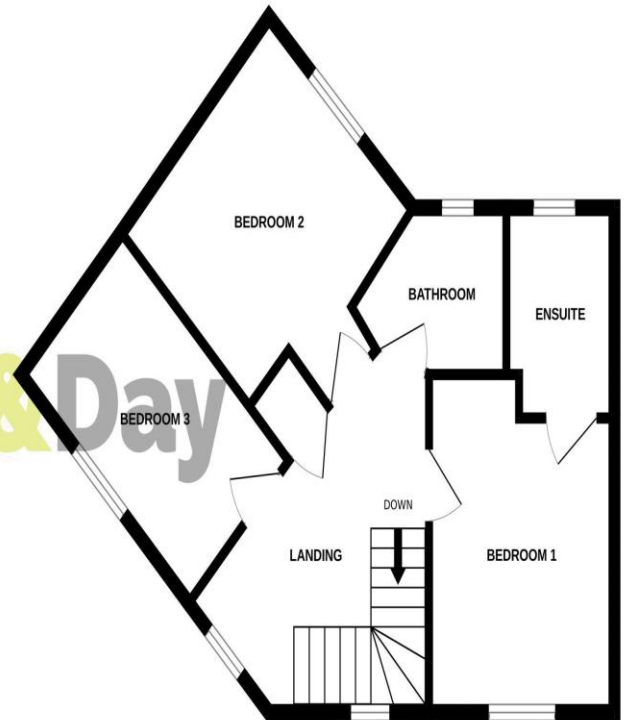
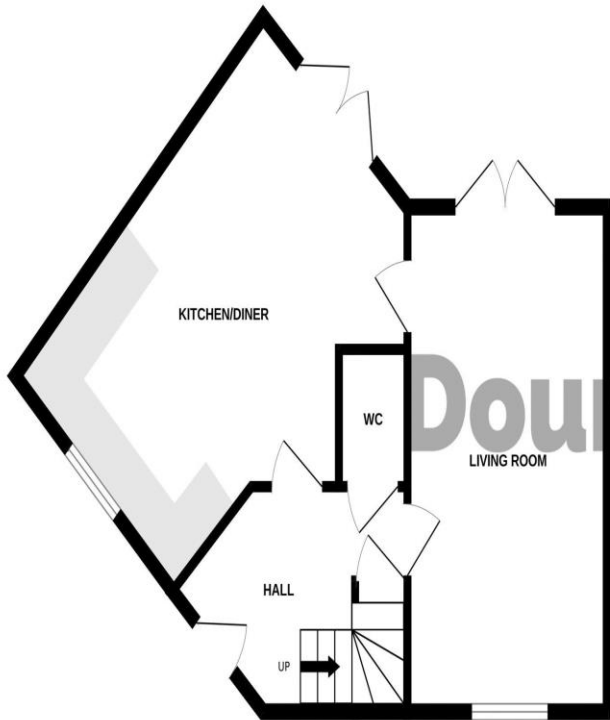
## Outside Rear

An enclosed garden which is laid mainly to lawn with a paved area which leads to a side gate which allows access onto the driveway.



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
Very energy efficient - lower running costs	A		
(92-100)			
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

TBC

England, Scotland & Wales



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