



£285,000

KEY TENURE: **Freehold** EPC RATING: **TBC** £ COUNCIL TAX BAND: **D**

Kingston Hill Stafford

Morris Drive Kingston Hill
Stafford Staffordshire



A three bedroom detached home situated in a highly desirable and convenient cul-de-sac location, close to Stafford Hospital and only a short distance to Stafford Town Centres comprehensive range of shops, amenities and mainline railway station for the commuter. Looks can be deceiving!

From the front the property you would be forgiven for thinking this is not a house, but it actually enjoys fantastic upside down living space. Internally the accommodation comprises of an entrance hallway with doors off to the three double bedrooms and family bathroom and guest WC. To the ground floor there is a large living room, a spacious conservatory, kitchen and utility. Externally the property is approached via a block paved driveway which leads to the single garage with side access leading to a private landscaped garden, with a composite decked seating area and large paved patio. Call us today to arrange your viewing appointment as you really do not want to miss out on this.

- Three Bedroom Detached Family Home
- Large Living Room & Double Glazed Conservatory
- Good Size Kitchen & Utility
- Upside Down Living Enjoying Elevated Views
- Desirable Location Close To Stafford Town Centre
- No Upward Chain

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, descending to the ground floor, access to the loft space, and a radiator.

Guest WC 7' 5" x 2' 11" (2.27m x 0.90m)

Fitted with a suite comprising of a low-level WC & wash hand basin with chrome taps & splashback tiling. There is also a radiator & double glazed window to the front elevation.

Bedroom One 13' 9" x 10' 11" (4.19m x 3.32m)

A double bedroom, having a built-in double wardrobe, radiator & double glazed window to the rear elevation.

Bedroom Two 13' 11" x 9' 8" (4.23m x 2.95m)

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

Bedroom Three 10' 11" x 9' 9" (3.34m x 2.98m)

A third double bedroom, having a built-in double wardrobe, radiator & double glazed window to the front elevation.

Bathroom 10' 4" x 5' 5" (3.16m x 1.65m)

Fitted with a suite comprising of a low-level WC with enclosed cistern, a vanity style wash hand basin set into top with chrome mixer tap over & storage



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

beneath, and a panelled bath with chrome mixer tap & mains-fed mixer shower above with a screen. There is also ceramic tiling to the walls, ceramic tiled flooring, a chrome towel radiator, and double glazed windows to both the side & rear elevations.

Lobby

Having stairs off, descending to the ground floor accommodation.

Living Room & Dining Space 19' 4" x 18' 3" (5.90m x 5.55m)

Featuring a gas fire set within a wooden surround on a tiled hearth,. There are two radiators, a double glazed window to the rear elevation and a double glazed sliding door leading into the conservatory.

Conservatory 9' 1" x 9' 10" (2.77m x 3.00m)

Having double glazed windows to surrounding & double glazed French doors leading out to the rear garden.

Kitchen 13' 8" x 8' 4" (4.17m x 2.53m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drain with mixer tap over, and a range of fitted/integrated appliances which include; oven/grill, 4-ring gas hob & hood over. There is ceramic splashback tiling to the walls, wood effect laminate flooring, a radiator, and a double glazed window to the rear elevation.

Utility Room 6' 6" x 7' 9" (1.98m x 2.36m)

Having spaces for plumbed appliances, tiled flooring, and a double glazed window to the side elevation.

Outside Front

The property is approached over a double width block paved driveway providing ample off-street parking for several vehicles, providing access to the front entrance door & garage. There is a further gravelled parking area if required, a decorative slate garden area, and a small lawned garden. A timber gate to the side of the property provides access to the rear garden, and the property benefits from having an E.V Charging point to the front.

Garage 17' 4" x 7' 11" (5.28m x 2.42m)

Accessed through an up and over garage door to the front elevation, and benefitting from having both power & lighting installed.

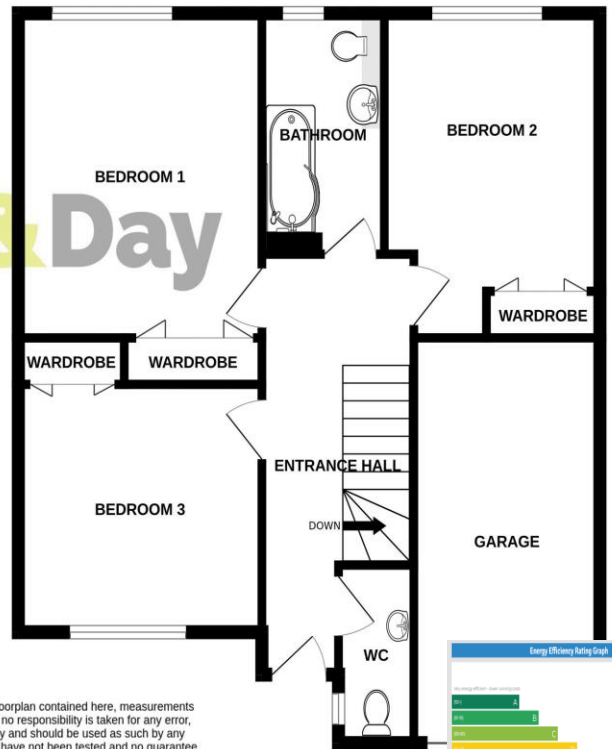
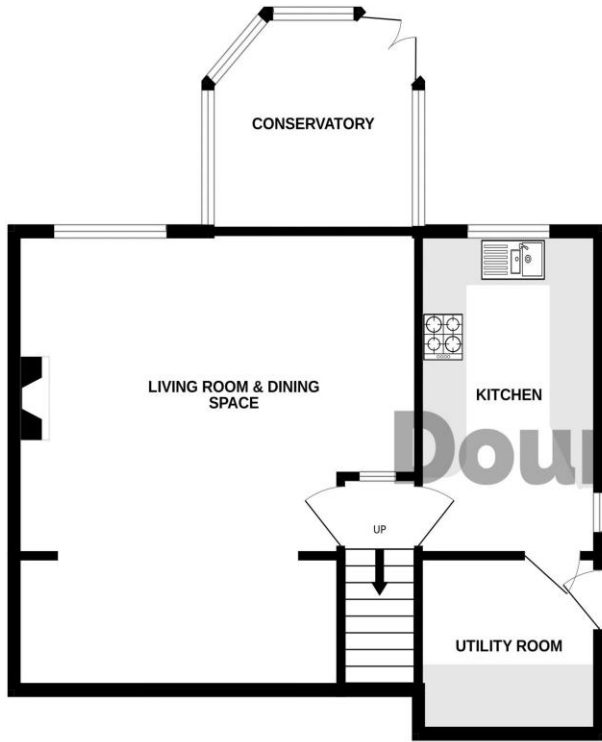
Outside Rear

From the side are steps leading into a lean-to area. There is a double glazed door which leads into the Utility. The rear garden has a large paved seating outdoor entertaining area with a small brick wall to the surrounds. There are decking steps descending down to a further decked seating area and lawned garden & further gravelled garden area. The garden also includes a garden shed.

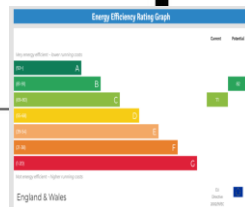


LOWER GROUND FLOOR

GROUND 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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk