



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Doxey Stafford

Teal Walk Doxey
Stafford Staffordshire



There is a lot of house for the money with this beautifully presented four double bedroom detached home. This superb property comes with the remainder of its NHBC warranty and sits on the popular Mallard Walk development.

Boasting a wonderful plot with parking and a garage the property boasts spacious room dimensions which include an entrance hall, guest WC, large living room and contemporary kitchen/diner with utility room off. To the first floor are two double bedrooms including a huge master with en-suite whilst there is also a family bathroom. The second floor boasts the final two double bedrooms. Outside is that magnificent plot with a driveway providing plenty of off street parking and leading up to a garage. There is also a generous garden laid mainly to lawn with a gate providing rear access. This is a property which thoroughly deserves a closer inspection as it offers so much for the money so don't miss out and book in your viewing today.

- Four Double Bedroom Detached New build Home
- Comes With Its Remaining NHBC Warranty
- Good Sized Plot With Turfed Garden & a Drive With Garage
- Spacious Lounge & Kitchen Diner
- Utility Room, Guest WC, En-Suite & Bathroom

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

With a double glazed entrance door, radiator and stairs to the first floor accommodation.

Guest WC

With tiled flooring, radiator and a suite consisting of a WC and pedestal wash hand basin with tiled splashbacks and mixer tap.

Lounge 17' 3" x 9' 4" (5.27m x 2.84m)

A bright spacious reception room with a front facing UPVC double glazed window, two radiators and UPVC double glazed double doors leading out to the rear garden.

Kitchen & Dining Space 17' 3" x 9' 10" (5.27m x 2.99m)

With a front facing UPVC double glazed window, a further rear facing UPVC double glazed window, radiator, tiled flooring and offering a modern range of wall, base and drawer units with fitted worktops incorporating a one and half bowl sink drainer unit with mixer tap and appliances which include an oven, gas hob with hood over, dishwasher and fridge-freezer.

Utility

With a double glazed door to the rear, tiled flooring, radiator, wall mounted gas central heating boiler and a base unit with fitted worktop incorporating a sink drainer unit with mixer tap.



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First Floor Landing

With a front facing UPVC double glazed window, radiator and stairs rising to the second floor accommodation.

Bedroom One 17' 5" x 9' 5" (5.30m x 2.86m)

With a front facing UPVC double glazed window, a further rear facing UPVC double glazed window and two radiators.

En-suite (Bedroom One) 4' 5" x 7' 9" (1.35m x 2.36m)

With a rear facing UPVC double glazed window, radiator, tiled flooring, shaver point and a suite that consists of a WC, a pedestal wash hand basin with mixer tap and a tiled shower cubicle.

Bedroom Two 9' 11" x 9' 10" (3.01m x 2.99m)

With a rear facing UPVC double glazed window and radiator.

Bathroom

With a front facing UPVC double glazed window, radiator, tiled flooring and a suite that consists of a WC, a pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and tiled shower cubicle.

Second Floor Landing

With a large walk-in storage cupboard.

Bedroom Three 13' 11" x 9' 5" (4.24m x 2.87m)

With a front facing UPVC double glazed window, skylight window to the rear, a built in cupboard and two radiators.

Bedroom Four 13' 11" x 9' 11" (4.25m x 3.01m)

With a front facing UPVC double glazed window, skylight window to the rear, built in cupboard and two radiators.

Outside Front

The property is approached over a large tarmac driveway which leads to the garage and a side rear gate into the rear garden.

Garage

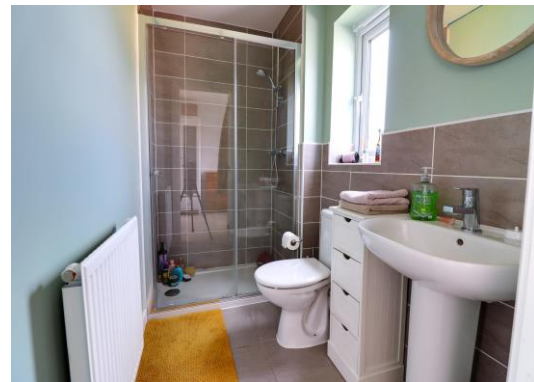
A single garage with an up and over access door.

Outside Rear

A private enclosed rear garden which is laid mainly to lawn with a small paved patio seating area.

ID Checks

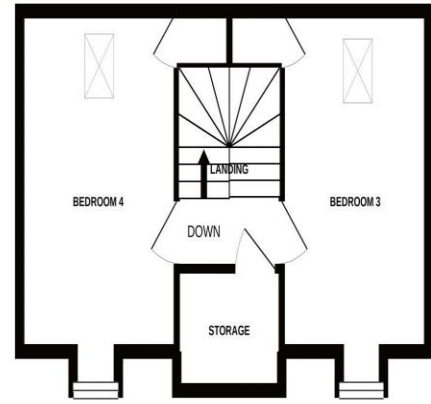
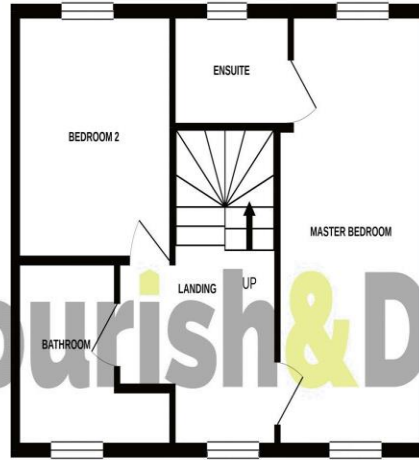
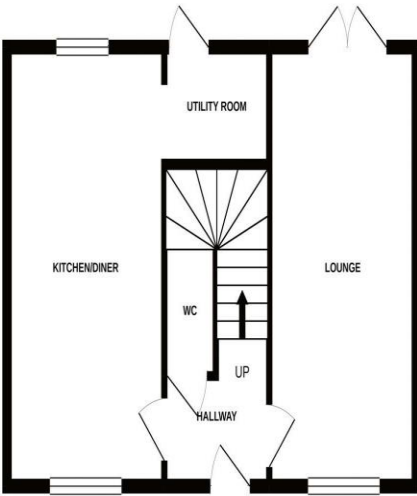
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GROUND FLOOR

1ST FLOOR

2ND 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			
(92+)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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