



£390,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Doxey Stafford

Teal Walk Doxey
Stafford Staffordshire



Some properties just scream style and this superb, modern, four double bedroom detached home is no exception! the current owners have gone to town on the rear garden, which has been professionally landscaped to create an outstanding, outdoor living space.

Internally the property continues to impress and comprises of an entrance hallway, living room, large, fitted, dining kitchen with family sitting area and French doors leading out to the cut Porcelain patio, in addition to this there is a utility room and guest W.C. To the first floor there are four double bedrooms, En-suite shower room and a good sized family bath/shower room. Externally there is a double width driveway EV charging point, single garage and a stunning landscaped rear garden.

- Superb, Modern 4 Bedroom Detached Family Home
- Living Room & Large Family Dining Kitchen
- Stunning Professionally Landscaped Rear Garden
- Guest W.C, En-Suite & Family Bath/Shower Room
- Driveway, Single Garage & EV Charging Point

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Double glazed door leads to the entrance hallway, having stairs off to the first floor landing, understairs storage cupboard, wood effect flooring and door leading to the guest WC.

Guest WC

Comprising of a low level WC, pedestal wash hand basin, splash back tiling and radiator.

Lounge 16' 6" x 10' 6" (5.02m x 3.21m)

A spacious lounge having two radiators, feature panelled wall and a double glazed walk in bay window with plantation shutters to the front elevation.

Family Dining Kitchen 11' 0" x 26' 0" (3.35m x 7.93m)

A substantial open plan family dining kitchen comprising of wall mounted shaker style units with under cupboard lighting. Work top incorporating a stainless steel sink drainer with mixer tap and a four ring gas hob with extractor over. Matching base units with integrated fridge freezer, dishwasher and an eye level double oven/grill. Ceramic tiled floor, downlighting, door to the utility room, double glazed window and double glazed double doors to the rear garden.



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Utility Room 5' 6" x 5' 1" (1.67m x 1.55m)

Having a wall mounted gas central heating boiler, work top incorporating a stainless steel sink drainer, shaker style base unit, space and plumbing for appliances, ceramic tiled floor and a double glazed door to the side elevation.

First Floor Landing

Having access to loft space and a spacious walk in airing cupboard.

Bedroom One 14' 3" x 19' 3" (4.34m x 5.88m max, into dressing area)

A large, generous sized main bedroom with a walk in dressing area with built in double wardrobes, feature half panelled wall, three double glazed windows to the front elevation, two radiators and door to the en-suite shower room.



En-suite 5' 5" x 6' 5" (1.65m x 1.96m)

Comprising of a ceramic tiled shower cubicle with electric shower, pedestal wash hand basin, low level W.C, ceramic tiled walls, radiator and double glazed window to the front elevation.

Bedroom Two 13' 4" x 7' 9" (4.06m x 2.37m)

Having radiator and a double glazed window to the rear elevation



Bedroom Three 10' 9" x 8' 7" (3.28m x 2.61m)

Having a feature wall, radiator and double glazed window to the rear elevation.

Bedroom Four 9' 10" x 9' 1" (2.99m x 2.77m)

Having radiator and a double glazed window to the rear elevation.



Bath/Shower Room 6' 7" x 8' 0" (2.00m x 2.45m)

Comprising of a ceramic tiled shower cubicle which houses a mains shower, panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level W.C, towel radiator, ceramic tiled floor, splash back tiling and a double glazed window to the side elevation.

Garage

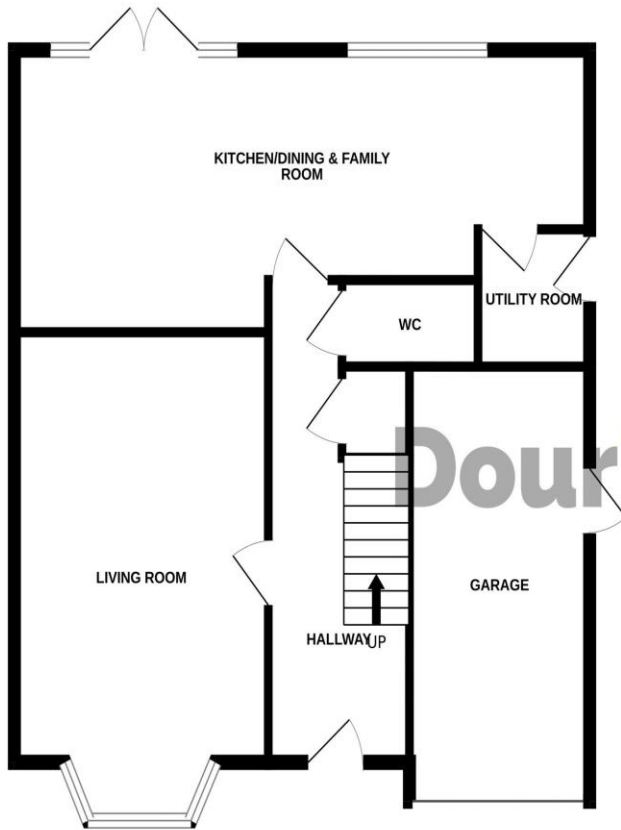
Having power point, lighting and an up and over door to the front elevation.

Outside

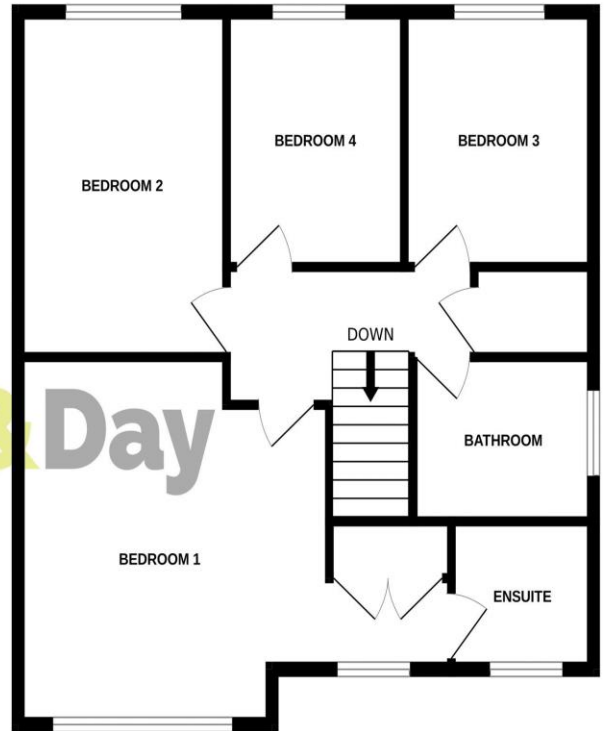
Lawned front garden, double width driveway, electric car charging port, secure gated side access leads to the stunning, professionally landscaped rear garden having a substantial, porcelain tiled patio, raised sleeper beds with remote operated, built in L.E.D lighting, stocked with plants and shrubs, raised sleeper seating area, laid mainly to lawn and an additional, sunken porcelain tiled patio.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (82+)			93
A	(81-81)		
B	(69-80)		84
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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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