



Offers Over £300,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

🏠 COUNCIL TAX BAND: **D**

## Stafford

Swift Brook Close  
Stafford Staffordshire



**Get ready to fall in love! This stunning three-storey home in Stafford's town centre is a dream come true. Situated on one of the best plots in the development, it features attractive gardens and off-street parking—perfect for a growing family.**

Step inside to discover a spacious ground floor with a beautifully fitted kitchen, living, and dining area, along with an entrance hallway and utility/guest WC. Upstairs, the first floor boasts a beautiful landing with double doors opening to a Juliette-style balcony, the master bedroom with a contemporary en-suite shower room, and a fourth bedroom. The top floor offers two additional double bedrooms and a family bathroom. This home is truly unique—schedule your viewing today to experience its full charm!

- Three-Storey Home In The Heart Of Stafford's Centre
- Prime Location With Attractive Gardens & Off-Street Parking
- Four Double Bedrooms, Utility/Guest WC
- En-Suite Shower Room & Family Bathroom
- Stunning Private Gardens

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Accessed through a double glazed entrance door, with stairs off, rising to the first floor landing. There is wood laminate flooring & radiator.

## Guest WC/Utility 5' 5" x 6' 3" (1.64m x 1.91m)

Fitted with a white suite comprising of a low-level WC with enclosed cistern, and a pedestal wash hand basin with chrome taps. There is eye-level & base units with space & plumbing beneath for plumbed appliances. The room also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, and a double glazed window to the front elevation. The room also accommodates a wall mounted gas central heating boiler.

## Open-Plan Kitchen, Dining & Living Space 31' 9" x 14' 2" (9.69m x 4.32m)

A spacious hub of the home having a spacious dining area to accommodate a dining table & chairs, two double glazed skylight windows & radiator. The kitchen area features a modern range of matching eye-level, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances including; oven, 5-ring gas hob with hood over, integrated dishwasher, integrated refrigerator & integrated freezer. In



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In addition, there is also a useful under-stairs storage cupboard, ceramic splashback tiling to the walls, ceramic tiled flooring up to part-wood effect laminate flooring, a further radiator, double glazed window to the rear elevation, and double glazed double doors to the rear elevation.

## First Floor Landing

Having stairs off, rising to the second floor landing, a radiator, and feature double glazed double doors opening onto a Juliet style balcony.

### Bedroom One 16' 0" x 14' 4" (4.88m x 4.36m)

A spacious double bedroom featuring triple fitted wardrobes, two double glazed windows to the rear elevation & radiator. A further internal doors leads into the En-suite.

### En-suite (Bedroom One) 5' 0" x 6' 9" (1.53m x 2.06m)

Fitted with a modern white suite comprising of a low-level WC with concealed cistern, a wash hand basin with chrome mixer tap over, and a tiled & screened walk-in shower cubicle housing a mains-fed shower. The En-suite benefits from also having ceramic tiled flooring, part-ceramic tiled walls, and a chrome towel radiator.

### Bedroom Four 13' 5" x 7' 9" (4.09m x 2.35m)

A double bedroom featuring double glazed double doors opening out to a feature Juliet style balcony & radiator.

## Second Floor Landing

Having a built-in airing cupboard, and an access hatch to the loft space.

### Bedroom Two 12' 2" x 14' 3" (3.72m x 4.34m)

A further spacious double bedroom, having two double glazed windows to the rear elevation & radiator.

### Bedroom Three 11' 7" x 14' 3" (3.54m x 4.34m)

A further spacious double bedroom, having two double glazed windows to the front elevation & radiator.

### Bathroom 6' 11" x 6' 3" (2.11m x 1.91m)

Fitted with a modern white suite comprising of a low-level WC with enclosed cistern, a wash hand basin with chrome mixer tap over, and a panelled bath with chrome mixer fill taps, shower & screen. The bathroom also benefits from ceramic tiled flooring, ceramic tiled flooring, and a chrome towel radiator.

## Outside Front

The property is approached over a block paved driveway providing access to the main entrance door. There is also a variety of shrub plants.

## Outside Rear

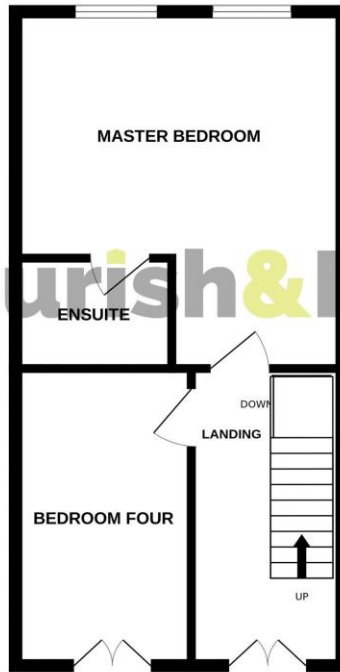
An enclosed rear garden having a stone paved seating area, having a variety of mature shrubs & plants. The garden also benefits from having a garden shed to the rear, and is enclosed by panelled fencing.



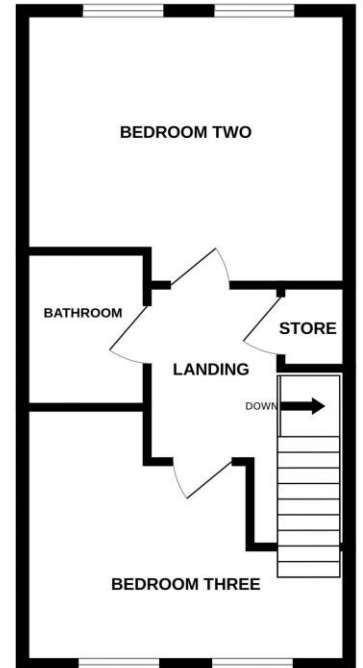
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish&Day

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	83	93
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
www.epcr.co.uk		

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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