



£330,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **D**

## Stafford

Windsor Road  
Stafford Staffordshire

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**Now we all know that these Scrace builds are about as popular as ice cream on a hot summer's day, so when a fine example such as this comes to the market you can imagine how quick we expect this one to sell!**

This property offers spacious accommodation, which includes an open arched entrance porch, entrance hall, living room with conservatory style extension, bay fronted dining room, family/garden room, an extended contemporary style kitchen with separate utility and cloakroom. Upstairs are three good sized bedrooms and a fantastic family bathroom with traditional style suite including free standing roll top bath. Outside there is parking on the driveway, front garden and to the rear a mainly lawned garden with mature and established borders.

- Superb 1930's Scrace Built Semi Detached Home
- Living Room, Dining Room & Sitting Room
- Dining Kitchen, Utility & Guest W.C
- Driveway & Good Sized Mature Rear Garden
- Large Family Bath/Shower Room
- Desirable Location Close To Town Centre

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## Entrance Porch

An open porch with brick arch and miniature tiled floor. Having UPVC double glazed front entrance door with fixed etched glass side panels to each side.

## Entrance Hallway

Having exposed stained wood floor boards, radiator, staircase leading to the first floor with under stair store cupboard below and doors providing access to the lounge, dining room and kitchen.

## Dining Room 12' 6" plus bay x 12' 8" (3.8m plus bay x 3.87m)

A spacious reception room having a double glazed bay window to the front with radiator below and additional radiator to a further wall. There is a modern wall hung flame effect and pebble fire and recess alcove.

## Lounge 19' 3" into conservatory alcove x 11' 11" (5.88m into conservatory alcove x 3.63m)

This spacious long room has a conservatory style alcove with double glazed French doors onto the rear garden. There are handmade purpose built cupboards each side of the chimney breast which has a feature fire surround with marble inset and hearth and coal effect gas fire. Two radiators.

## Extended Kitchen & Dining Space 24' 4" x 7' 10" (7.42m x 2.4m)

Fitted with a range of base units with solid wood worktops above to two sides incorporating an enamel one and half bowl sink unit and drainer. There are tiled splashbacks, four ring induction hob with extended tiled splashback. There is an upright oven housing unit housing a double oven, integrated dishwasher and under-counter spaces for a fridge & freezer. Double glazed window to the side and in the dining area, there are two radiators, double glazed windows to two sides and double glazed door to the rear.



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## **Utility Room** 7' 6" plus door recess x 6' 7" (2.29m plus door recess x 2m)

Fitted with a work surface with inset stainless steel sink unit drainer and mixer tap, tiled splashback, row of wall units and spaces under the worktops for washer and dryer. Radiator and stable type door to the front.

## **Cloakroom**

Fitted with a white suite which comprises low level WC and corner pedestal wash basin with monobloc chrome tap and splashback. Radiator and double glazed window to the front.

## **Family Room/Garden Room** 19' 7" x 7' 11" (5.96m x 2.41m)

A superb addition to the house having double glazed windows to the rear and two double glazed windows to the side plus double glazed French doors onto the rear garden. As a result this room is a lovely room full of natural light. There is also two radiators.

## **Landing**

Exposed and painted solid wood floor, radiator, double glazed window to the side and built in cupboard within the recess which houses the gas central heating combination boiler which also has a double glazed window to the side.

## **Bedroom One** 12' 4" x 11' 11" (3.77m x 3.64m)

A spacious master double bedroom having double glazed bay window to the front, radiator and fitted wardrobe.

## **Bedroom Two** 11' 11" x 11' 11" (3.64m x 3.64m)

Another spacious double bedroom having double glazed window to the rear with radiator below.

## **Bedroom Three** 7' 9" x 7' 11" (2.36m x 2.41m)

Double glazed window to the front and radiator.

## **Family Bathroom** 11' 11" x 7' 11" (3.64m x 2.41m)

A lovely family bathroom with a traditional style suite which comprises low level WC with chrome pipework, fluted pedestal wash basin with attached chrome towel rail and tiled splashback and freestanding roll top oval bath set on clawed feet incorporating a traditional style hand held shower hose. There is also a corner tiled shower cubicle with mains fed shower and a feature column radiator incorporating a chrome towel rail. Double glazed window to the side and under floor heating.

## **Front Garden**

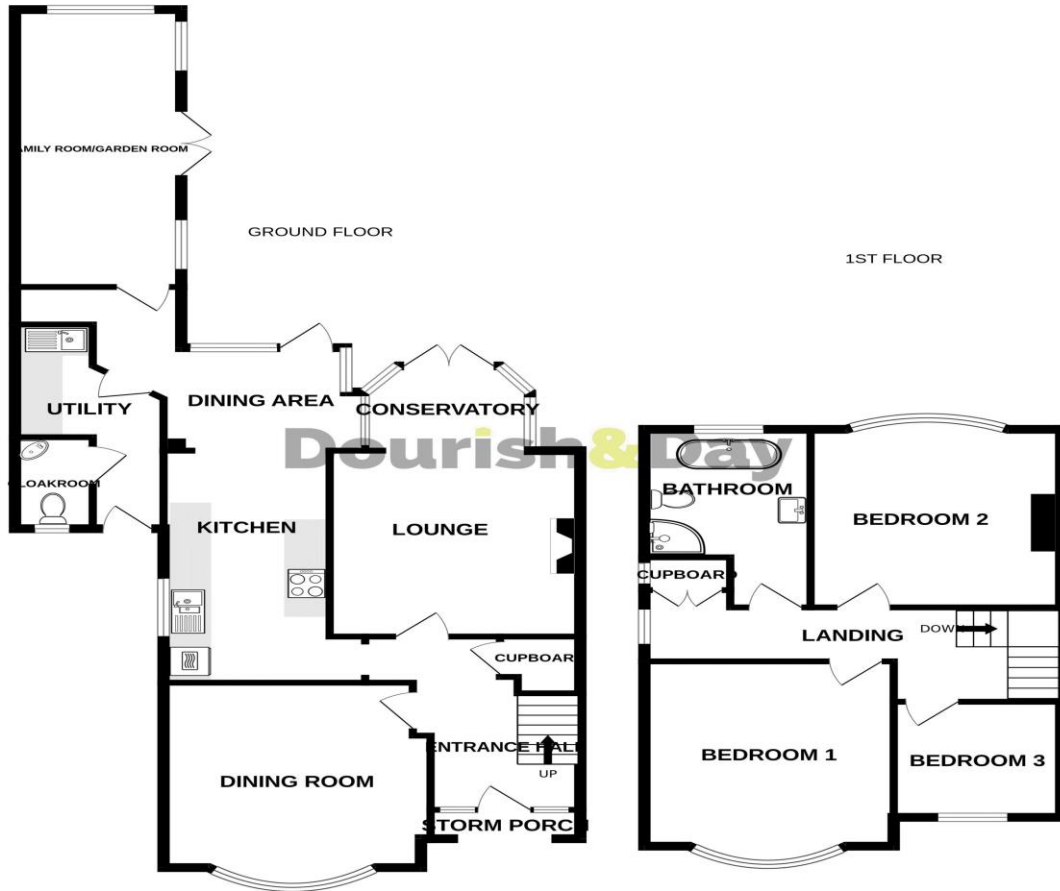
There is a low height walled front boundary with a screening of shrubs providing privacy to the garden which has a decorative stone covering and paved area approaching the porch. There is a driveway to the side and porch access to the utility.

## **Rear Garden**

There is a stone patio adjacent to the house which leads onto a mature garden which has lawns and mature shrubs and trees to the borders and further circular sun terrace.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(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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