


£210,000

 TENURE: Freehold

 EPC RATING: B

 COUNCIL TAX BAND: B

## Doxey Stafford

Widgeons Rest Doxey  
Stafford Staffordshire



*Nestled in the charming area of Doxey, Stafford, this modern semi-detached house on Widgeons Rest offers a perfect blend of comfort and style.*

Upon entering, you are greeted by a welcoming hall leading to a convenient guest WC, a spacious living room, and a contemporary kitchen/diner. The upstairs accommodates three bedrooms and a sleek family bathroom, ideal for a growing family. The exterior of the property boasts two dedicated parking spaces and an enclosed rear garden, providing an outdoor retreat for relaxation and entertaining. This home promises a modern lifestyle in a serene and well-connected location.

- Modern Semi-Detached Family Home
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Three Bedrooms & Family Bathroom
- Two Parking Spaces
- Lovely Sized Rear Garden

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 Hall

Being accessed through a double glazed composite entrance hall and having a radiator.

## Guest WC 4' 7" x 3' 7" (1.39m x 1.09m)

Having a white suite including a pedestal wash hand basin with mixer tap and low level WC. Wood effect flooring and radiator.

## Living Room 16' 3" x 11' 10" exc stair recess (4.95m x 3.61m exc stair recess)

This bright and spacious reception room includes stairs leading to the first floor, two radiators and double glazed window to the front elevation.

## Kitchen / Dining Room 8' 11" x 14' 9" (2.71m x 4.50m)

Having a range of contemporary units extending to base and eye level and fitted work surfaces with an inset sink unit with mixer tap. Range of integrated appliances including an oven, hob with cooker hood over and fridge/freezer. Spaces for washing machine and dishwasher. Useful built-in cupboard, tiled floor, radiator, double glazed window and double glazed double doors giving views and access to the rear garden.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## First Floor Landing

Having access to loft space.

## Bedroom One 13' 11" x 8' 0" (4.24m x 2.44m)

A double bedroom having a radiator and double glazed window to the front elevation.

## Bedroom Two 11' 3" x 8' 1" (3.44m x 2.46m)

A second double bedroom having a radiator and double glazed window to the rear elevation.

## Bedroom Three 11' 0" inc recess x 6' 5" (3.35m inc recess x 1.95m)

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

## Bathroom 6' 1" x 6' 4" (1.85m x 1.94m)

Having a white suite comprising of a panelled bath with mains shower over, pedestal was hand basin with mixer tap and low level WC. Electric shaver point, wood effect flooring, radiator and double glazed window to the rear elevation.

## Outside - Front

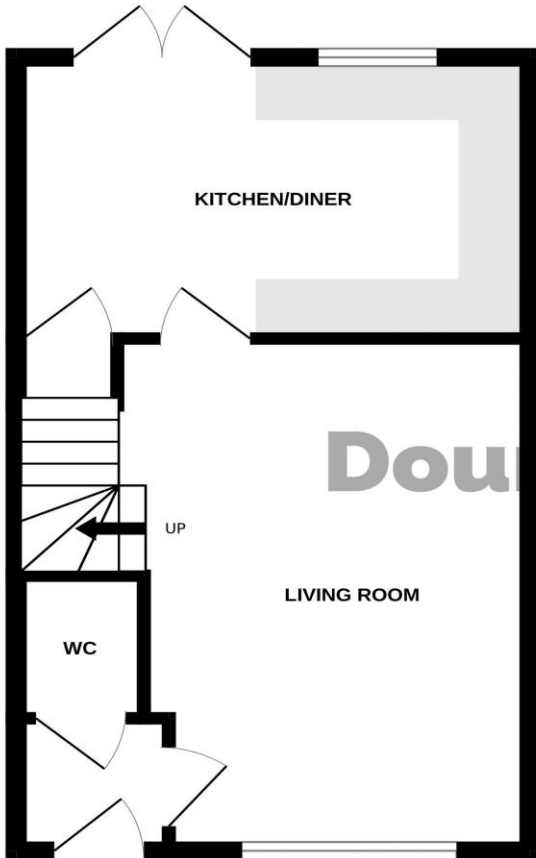
There are two designated car parking spaces.

## Outside - Rear

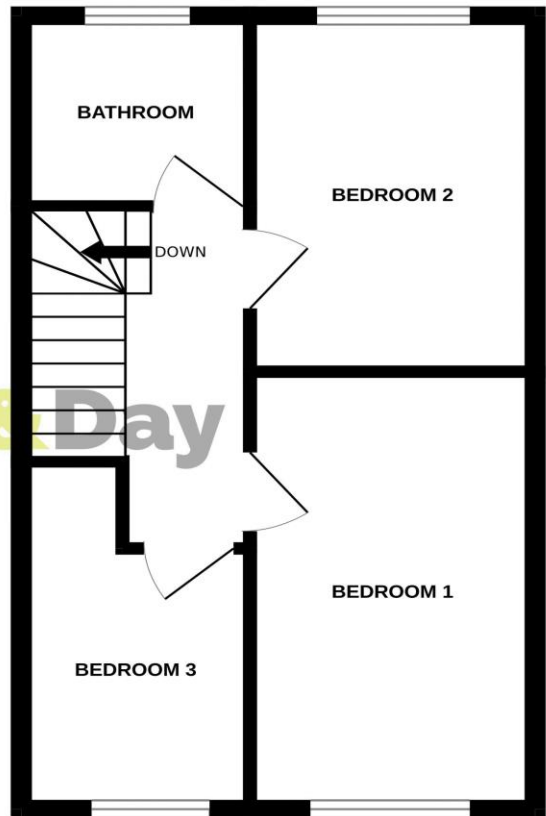
Having gated side access, the enclosed rear garden includes a lawn and a paved patio seating area,



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating 92+			95
81-91	A		
69-80	B		83
55-68	C		
49-54	D		
39-48	E		
31-38	F		
1-30	G		
Full energy efficient - target rating 95			
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.  
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