



## Stafford

5 Daffodil Street  
Stafford ST17 4GB

£895pcm

Would you like the satisfaction of being the first to live in a brand-new property?! If so, this immaculate home is for you! Located on the charmingly named Daffodil Street on The Fairways in Stafford this property has good schools nearby and boasts easy access to the town centre. Internally the spacious entrance hall has doors off to the kitchen with integrated oven, hob and extractor, ground floor WC and spacious lounge with French doors opening on the rear garden. Upstairs is the master bedroom with integrated wardrobe, ensuite shower room, two further good-sized bedrooms and family bathroom with shower over bath. Externally the property boasts driveway parking to the side and a good sized enclosed rear garden. Available immediately – call us now to arrange your viewing!

- Brand new property alert!
- Finished to an exceptional standard throughout
- Modern kitchen with integrated Zanussi oven & hob
- Three good sized bedrooms
- Driveway parking & enclosed rear garden
- Deposit = £895

**Arrange a viewing...**

01785 223344

hello@dourishandday.co.uk

**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Hallway

Accessed via composite front door, wood effect laminate laid to floor, useful under stairs storage cupboard, doors off to

## Kitchen

Having wood effect laminate flooring, central heated radiator, range of overhead and undercounter cabinets with worktop over. Plumbing for washing machine and space for tall fridge / freezer. Integrated Zanussi oven and hob with extractor over. Double glazed UPVC window looking out to the front of the property.

## Ground Floor WC

Having wood effect laminate flooring, WC, pedestal sink with tiled backsplash and obscured double glazed UPVC window

## Lounge 15' 2" x 10' 9" (4.620m x 3.281m)

Having wood effect laminate flooring, central heated radiator, double glazed French doors opening onto rear garden

## Stairs & Landing

Carpeted and having doors off to



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## **Master Bedroom** 10' 10" x 9' 6" (3.292m MAX x 2.885m)

Carpeted and having central heated radiator, double glazed UPVC window looking out to the front of the property, inbuilt wardrobe with sliding mirrored doors, door onto

## **Ensuite Shower Room**

Having WC, sink, walk-in shower cubicle, obscured double glazed UPVC window

## **Main Bathroom**

Having white three piece suite consisting of WC, sink and bath with shower over, obscured UPVC double glazed window and white heated towel rail

## **Bedroom Two** 10' 2" x 8' 10" (3.107m x 2.704m)

Carpeted and having central heated radiator, double glazed UPVC window looking out to the rear of the property

## **Bedroom Three** 10' 9" x 6' 2" (3.273m x 1.875m)

Carpeted and having central heated radiator, double glazed UPVC window looking out to the rear of the property

## **Stairs & Landing**

Carpeted and having doors off to

## **Externally**

Block paved driveway to the side of the property with gate leading into the enclosed rear garden which is laid mainly to lawn



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| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         | 07                      |
| 92-100                                      | A |         |                         |
| 81-91                                       | B |         | 04                      |
| 69-80                                       | C |         |                         |
| 55-68                                       | D |         |                         |
| 39-54                                       | E |         |                         |
| 21-38                                       | F |         |                         |
| 1-20  | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |



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