



£290,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

Trinity Fields Stafford

Harcourt Way Trinity Fields
Stafford Staffordshire

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Are you searching for your forever home but prefer to avoid a renovation project? Look no further than this immaculate three-bedroom detached family home! Upon entering, you'll find a welcoming entrance hall, a convenient guest WC, and a comfortable living room. The highlight of the ground floor is the large extended kitchen/dining/family room, perfect for family gatherings and entertaining. Upstairs, the property boasts three generously sized bedrooms and a contemporary family bathroom, ensuring ample space and comfort for everyone. Externally, the home is approached via a spacious driveway providing ample off-road parking for several vehicles, along with a garage. The large, manicured rear garden is perfect for outdoor activities and relaxation. Homes of this quality rarely come to market and tend to sell quickly. Don't miss out on this incredible opportunity. Call us today to arrange your viewing appointment!

- Three Bedroom Detached Family Home
- Beautifully Presented Throughout
- Living Room & Large Kitchen/Dining/Family Room
- Three Good Size Bedrooms & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Located Close To Stafford's Town Centre

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 entrance door and having stairs leading to the first floor landing with understairs storage cupboard, radiator and wood effect laminate floor.

Guest WC 2' 6" x 6' 2" (0.75m x 1.87m)

Having a white suite which includes a wash hand basin in a vanity unit with cupboard beneath, chrome mixer tap and splashback and close coupled WC. Wood effect laminate floor, radiator and double glazed window to the front elevation.

Living Room 16' 3" x 11' 7" (4.96m x 3.54m)

A spacious living room having wood effect laminate floor, radiator and double glazed window to the front elevation.

Family / Dining / Kitchen 18' 4" x 17' 7" (5.59m x 5.36m)

This superb room is the hub of the home and provides a family area which leads into a dining area and this in turn flows into the open plan kitchen. There are a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl stainless steel sink unit with chrome mixer tap. There are a range of integrated appliances including an oven, four ring gas hob and cooker hood over. Further appliance space, useful storage cupboard housing the wall mounted gas central heating boiler, tiled effect laminate floor, splashbacks, radiator, recessed downlights, double



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glazed double doors and double glazed window to the rear elevation. In addition, three skylights provide lots of natural lighting.

First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 11' 11" x 10' 5" (3.62m x 3.17m)

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

Bedroom Two 11' 0" x 10' 5" (3.36m x 3.17m)

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

Bedroom Three 8' 4" x 7' 7" (2.53m x 2.30m)

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

Family Bathroom 6' 10" x 7' 6" (2.09m x 2.29m)

Having a white suite comprising of a panelled bath with a glazed screen, chrome mixer tap and shower over, wash hand basin set in a vanity unit with cupboard beneath and chrome mixer tap and WC with enclosed cistern. Part tiled walls, wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a gravelled driveway which provides ample off-road parking. In addition, there is a lawned garden and the driveway leads down the side of the property providing further parking and leading to:

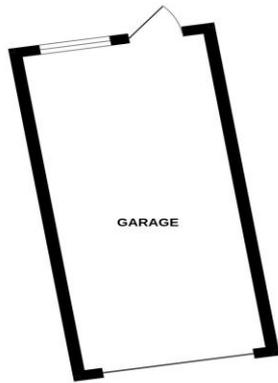
Garage 18' 5" x 8' 5" (5.62m x 2.57m)

Having an up and over door, power, lighting, window to the rear elevation and double glazed door leading to the rear garden.

Outside - Rear

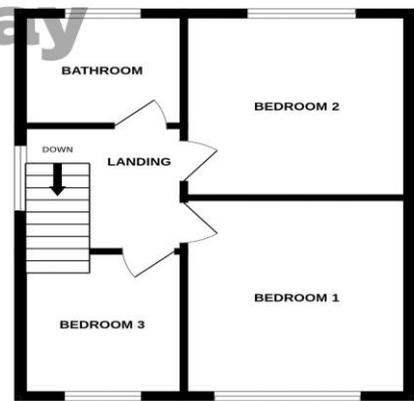
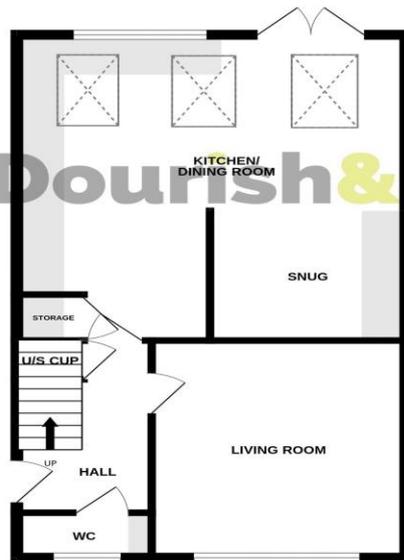
The property has access both sides and wooden gates lead to the beautiful and landscaped rear garden which includes a gravelled seating area with a further decked seating area with decorative wooden sleepers. The remainder of the good-sized garden is mainly laid to lawn with a variety of beds having plants and shrubs and the garden is enclosed by panel fencing.





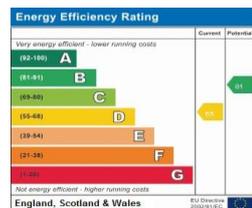
GROUND FLOOR

1ST FLOOR



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