



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

Stafford

Donisthorpe Place
Stafford Staffordshire



If you've ever dreamed of living in a show home standard property, then this exceptional detached property built by Redrow on Donisthorpe Place is just the one for you!

Situated on a lovely plot at the edge of the development in a desirable location, it is conveniently close to the picturesque Cannock Chase, Stafford Town Centre, Mainline Railway Station, and reputable schools, offering a perfect lifestyle. Inside, the home features an inviting entrance hallway, a living room, a spacious open-plan contemporary dining kitchen with modern fittings and appliances, a utility room, and a guest WC. Upstairs, there are four well-proportioned bedrooms, including an en-suite in the primary bedroom, as well as a family bathroom. The property also boasts a double-width driveway, a single garage, and a well-maintained rear garden.

- Stunning Modern Redrow Built Family Home
- Four Bedrooms, En-Suite & Bathroom
- Beautiful Living Room & Open Plan Dining Kitchen
- Utility Room & Guest WC
- Double Width Driveway & Single Garage
- Well-Kept Enclosed Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a composite double glazed entrance door, having stairs off, rising to the first floor landing & accommodation. There is an understairs storage cupboard & radiator.

Living Room 16' 5" x 10' 8" (5.01m x 3.26m)

A spacious living room, having a radiator, and a double glazed bay window to the front elevation.

Kitchen & Dining Space 12' 0" x 20' 10" (3.67m x 6.36m)

An open-plan kitchen & dining space featuring a matching range of wall, base drawer units with fitted work surfaces over, and incorporating an inset stainless steel 1.5 bowl sink/drainers with chrome mixer tap over, and a range of integrated/fitted appliances including; double oven, 4-ring gas hob with hood over, washing machine & fridge/freezer. There is wood effect laminate flooring, a radiator, and a double glazed window to the rear elevation, double glazed double door to the rear elevation, and a storage cupboard.

Utility 7' 8" x 5' 10" (2.34m x 1.77m)

Having matching base units with a single bowl sink unit & chrome mixer tap over, under-counter space for plumbed appliances, radiator, wood laminate flooring, and a double glazed rear door.

Guest WC 3' 0" x 5' 10" (.92m x 1.78m)

Fitted with a white suite comprising of a low-level WC & wash hand basin. There is wood laminate flooring, radiator, and a double glazed window to the side elevation.



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First Floor Landing

Having loft access, built-in airing cupboard, secondary built-in cupboard.

Bedroom One 16' 9" x 10' 9" (5.11m x 3.28m)

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

En-suite (Bedroom One) 7' 2" x 6' 7" (2.19m x 2.00m)

Fitted with a white suite comprising of a wash hand basin, low-level WC & shower cubicle. There is a chrome towel radiator, tiled flooring, and a double glazed window to the front elevation.

Bedroom Two 14' 0" x 9' 3" (4.27m x 2.82m)

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

Bedroom Three 12' 0" x 10' 4" (3.65m x 3.15m)

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

Bedroom Four 10' 3" x 9' 5" (3.13m x 2.88m)

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

Bathroom 7' 11" x 6' 8" (2.42m x 2.03m)

Fitted with a white suite comprising of a low-level WC, wash hand basin, and a panelled bath with shower screen & mains-fed shower over. There is tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a double width driveway providing off-street vehicle parking and access to the main front entrance door & integral garage. There is a lawned front garden area with a variety of established plants & shrubs. There is gated access to the side of the property leading to the rear garden.

Garage 17' 3" x 9' 2" (5.26m x 2.80m)

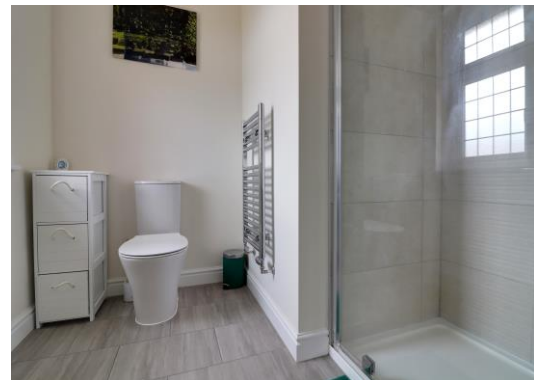
An integral single garage, having an up and over garage door to the front elevation, power, and lighting. The garage also accommodates a wall mounted gas central heating boiler.

Outside Rear

An enclosed rear garden having a paved seating area leading onto a lawned garden with a further decorative barked area to the side, and is enclosed by panelled fencing.

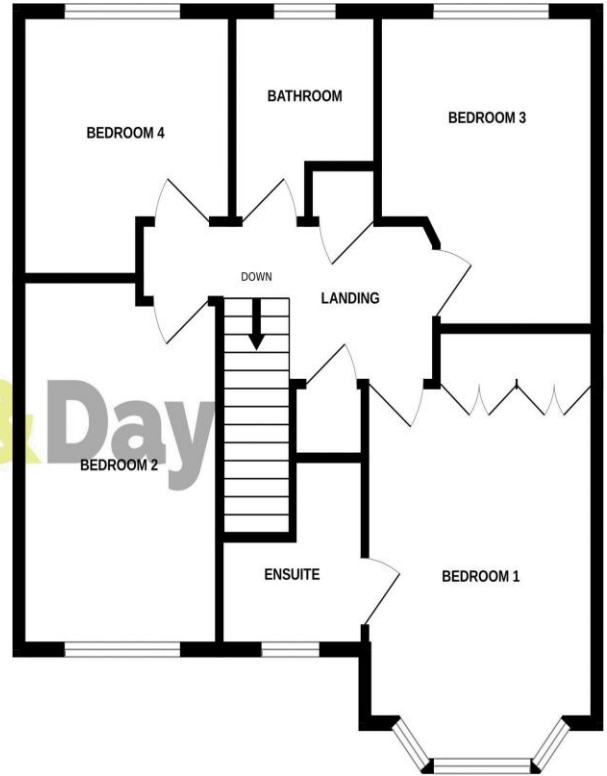
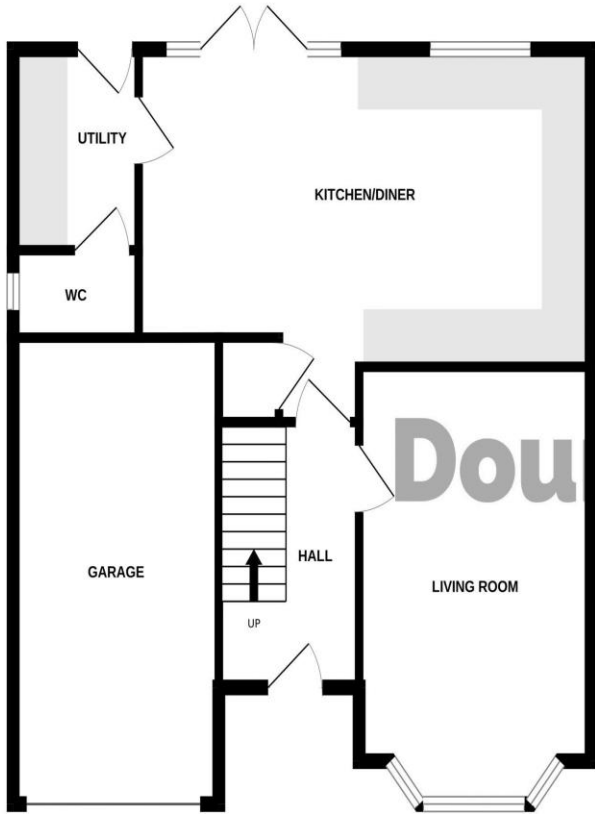
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GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		93
A	(81-91)	84	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			
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.
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