



£285,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## The Meadows Stafford

Malvern Close The Meadows  
Stafford Staffordshire



*This property may just look like your typical three-bedroom detached home, but this is not the case with this one. Step inside this extended family detached home and see its true potential. Located in The Meadows this property is close to Queen's retail park and a short drive to Stafford's town centre which comprises with an array of shops and amenities and a mainline train station.*

Internally comprising of an entrance hall, living room, kitchen, extended dining room, utility, guest WC and an Orangery all to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property is approached over a double width driveway and has a good size private rear garden. Viewing this home is highly advised to show its true potential for those who are looking to create a family or for anyone looking to downsize who still want the space. Call us today.

- Extended Three Bedroom Detached Home
- Living Room, Kitchen, Utility & Guest WC
- Versatile Orangery & Extended Dining Room
- Three Bedrooms & Family Bathroom
- Double Width Driveway & Private Rear Garden
- Close To Stafford Town Centre & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Accessed through a double glazed composite entrance door, having double glazed side panels, Karndean flooring & radiator.

## Living Room 14' 3" x 11' 4" (4.34m x 3.45m)

Having downstairs storage cupboard, radiator, wood flooring, double glazed window to front elevation, and door to First Floor Landing.

## Kitchen 9' 7" x 14' 6" (2.93m x 4.41m)

Fitted with a matching range of wall, base & drawer units with work surfaces. There is a kitchen island and breakfast bar with an inset single bowl sink/drainers & chrome mixer tap, and space for a cooker with existing hood over. There is wood effect laminate flooring, radiator & open arch to Dining Room.

## Dining Room 8' 8" x 14' 2" (2.65m x 4.33m)

Having a panelled radiator, wood effect vinyl flooring, double glazed bi-folding door to rear elevation, and a lantern skylight.



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## **Utility** 8' 8" x 7' 11" (2.64m x 2.42m)

Having base & eye-level units with under-counter space for appliances. There is wood effect vinyl flooring, radiator & double glazed door to rear elevation. There is a double glazed window to rear elevation.

## **Guest WC** 4' 8" x 2' 10" (1.43m x 0.86m)

Fitted with a white suite comprising of a WC & vanity style wash hand basin. There is part-tiled walls, wood effect vinyl flooring & chrome towel radiator.

## **Orangery** 22' 10" x 8' 5" (6.95m x 2.57m) maximum measurements

A brick based orangery with two domed skylights, and double glazed window to rear elevation (partially renovated - see photos).

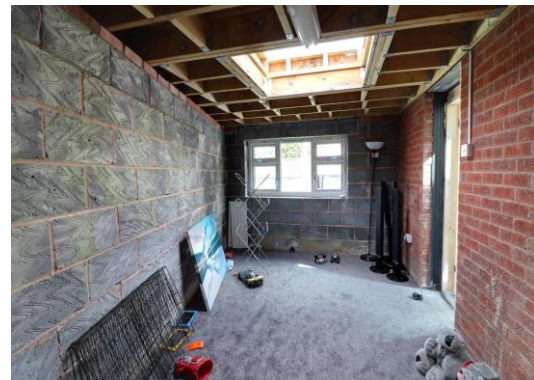


## **First Floor Landing**

Having a double glazed window to side elevation, loft access, airing cupboard & internal doors to;

## **Bedroom One** 14' 4" x 8' 6" (4.38m x 2.58m) measured into wardrobe space

Having a fitted double wardrobe, radiator & double glazed window to front elevation.



## **Bedroom Two** 9' 7" x 8' 5" (2.93m x 2.56m)

Having a radiator & double glazed window to rear elevation.

## **Bedroom Three** 9' 2" x 5' 10" (2.79m x 1.79m)

Having a double glazed window to front elevation & radiator.



## **Bathroom** 5' 6" x 6' 5" (1.67m x 1.95m)

Fitted with a white suite comprising; panelled bath with mains shower over & glazed screen with chrome mixer tap & hand held shower attachment, a vanity style wash hand basin & WC with enclosed cistern. There is tiled walls & flooring, a double glazed window to rear elevation & radiator.

## **Outside Front**

The property is approached over a double width driveway with a decorative slate covered area to the left of the drive. The driveway provides access to a single garage and entrance door to the front.

## **Garage** 17' 0" x 7' 10" (5.17m x 2.40m)

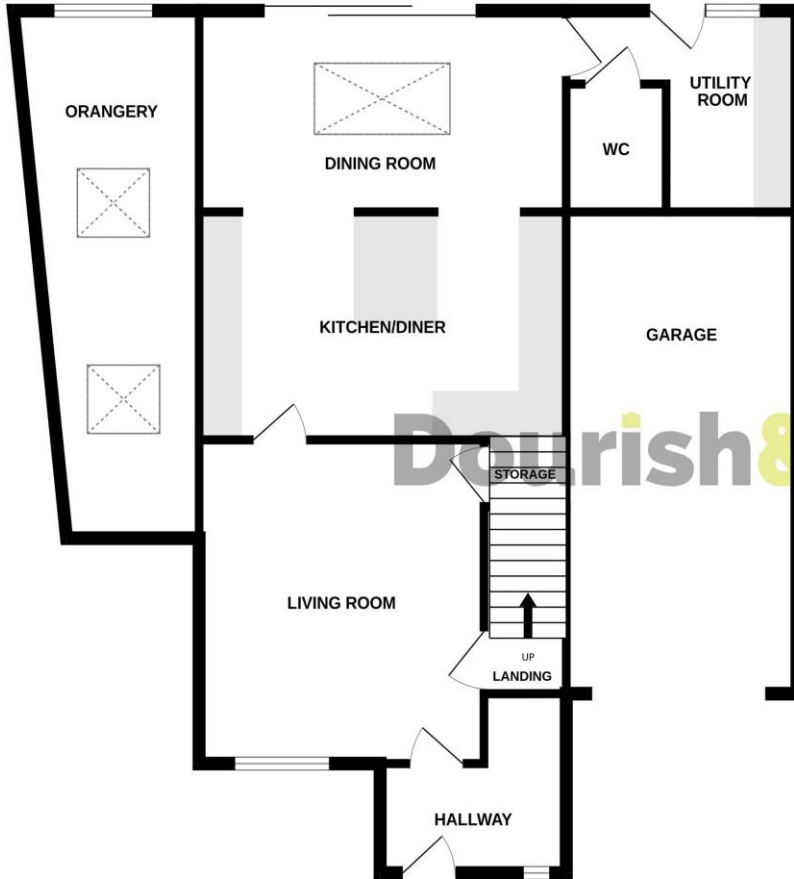
Having an up and over garage door to front elevation, power & lighting.

## **Outside Rear**

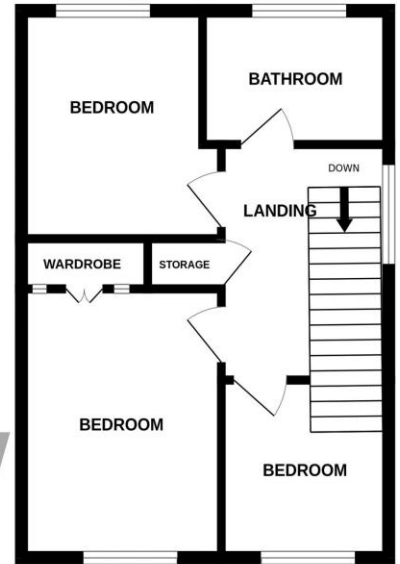
Having a paved seating area, artificial lawned garden area to the side, a small timber gate & fencing to the surround, a garden shed, decorative planting bed area comprising of mature trees & shrubs.



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	64 D	
38-54	E		
21-38	F		
1-20	G		



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