



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Silkmore Stafford

Mallard Avenue Silkmore  
Stafford Staffordshire



***You could be out for a Duck! if you miss your chance to buy this four bedroom detached home, situated at the end of a very well regarded cul-de-sac, on a substantial plot with superb potential to extend, subject to the necessary planning consent.***

This property does require modernisation but offers the new owner an opportunity to create a fantastic sized family home. Internally comprising of an entrance hallway, guest W.C, lounge diner, conservatory and breakfast kitchen. To the first floor there are four bedrooms, en-suite and shower room. Externally the property has a double garage, driveway and large private gardens to the front, side and rear elevation. This property is being offered with No Upward Chain.

- Four Bedroom Detached Family Home
- Substantial Plot, Gardens To Three Sides
- Excellent Potential To Extend Subject To Planning
- Desirable & Convenient Cul-De-Sac Location
- Double Garage, Driveway & Private Gardens
- Modernisation Required, No Upward

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### Entrance Porch

Accessed through a double glazed entrance door, having a latched doorway to a storage cupboard, and glazed wood panelled door leading into the entrance hallway,

### Entrance Hallway

Having stairs off to the first floor landing with a useful understairs storage cupboard & radiator.

### Guest WC & Cloaksroom

Fitted with a low-level WC & wash hand basin. There is ceramic tiled walls, radiator & double glazed window to the front elevation.

### Living Room & Dining Space 28' 9" x 10' 7" (8.77m x 3.23m)

A substantial open-plan living space, having a quartz fire surround with matching inset & hearth housing a living flame coal effect gas fire, three radiators, coving, door to dining kitchen, double glazed double doors to the conservatory, and a double glazed walk-in bay window to the front elevation.

### Conservatory 11' 3" x 9' 8" (3.42m x 2.94m)

Having ceramic tiled floor and double glazed door to rear garden.



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## **Kitchen** 20' 0" x 10' 2" (6.10m x 3.11m)

A large breakfast kitchen having a matching range of fitted wall, base & drawer units with fitted work surfaces over incorporating an inset 5-ring gas hob with extractor over, integrated eye-level double oven/grill, and a 1.5 bowl sink/drainers with mixer tap, and space for further plumbed kitchen appliances. There is splashback tiling, ceramic tiled floor, radiator, skylight window to the rear elevation, double glazed window to the rear & side elevations, and door to garage.

## **Garage** 17' 11" x 16' 0" (5.47m x 4.87m)

A good sized double garage, having power, lighting, an electronically operated up and over garage door to the front elevation, gas central heating boiler, double glazed window & door to the rear elevation.

## **First Floor Landing**

Having access to loft space, airing cupboard, double glazed window to the side elevation.

**Bedroom One** 12' 10" x 11' 1" (3.92m x 3.37m) measured into bay window recess Having radiator, and double glazed window to the front elevation. A further internal door leads into the En-suite shower room.

## **En-suite (Bedroom One)**

Comprising of a ceramic tiled shower cubicle, pedestal wash hand basin & low-level WC. There is splashback tiling, towel radiator, and a double glazed window to the side elevation.

## **Bedroom Two** 12' 5" x 8' 4" (3.78m x 2.54m)

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

## **Bedroom Three** 8' 11" x 6' 3" (2.73m x 1.91m) measured upto fitted wardrobes

Having fitted wardrobes with sliding mirrored doors to one wall, radiator, and double glazed window to the front elevation.

## **Bedroom Four** 13' 1" x 11' 0" (3.98m x 3.35m)

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

## **Shower Room** 7' 11" x 5' 8" (2.42m x 1.72m) max

Having a shower cubicle housing a walk-in shower, pedestal wash hand basin & low-level WC. There is a towel radiator, ceramic tiled walls, and a double glazed window to the side elevation.

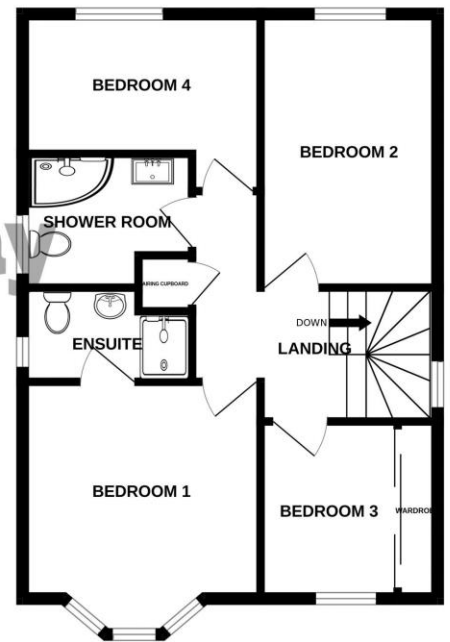
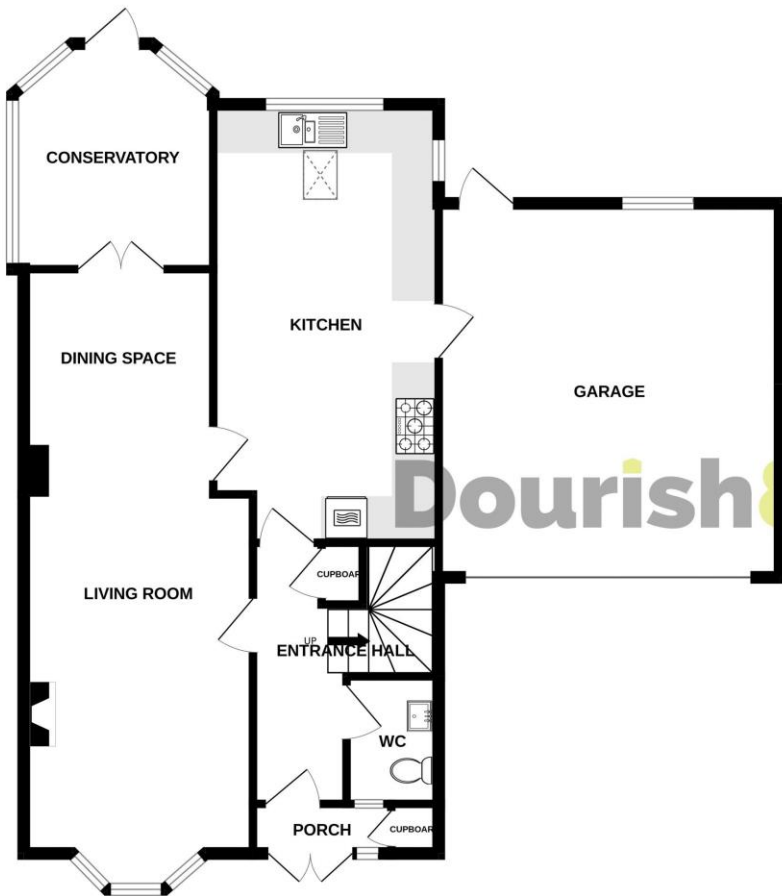
## **Outside**

The property sits at the end of a small cul-de-sac having a substantial front garden laid mainly to lawn and approached over an asphalt double width driveway with secure gated side access which leads to a substantial private & mature rear garden featuring a block paved seating area, a large lawned garden side area, bordered by 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		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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