



£425,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **E**

Stafford

Oberton Gardens
Stafford Staffordshire



The Redrow Heritage range of properties in this development are among the finest new build homes in Stafford, and this detached property on Oberton Gardens is a perfect example of a wonderful family home. This modern detached house offers everything a family could desire, from its well-designed layout to its excellent-sized rear garden.

The home features well-proportioned rooms, including an inviting entrance hallway, a guest WC, a spacious living room, and a large open-plan kitchen/dining/family and a utility room off to the side. Upstairs, you'll find three generously sized bedrooms, each with its own En-suite shower room, eliminating any disputes over who gets the En-suite bedroom. Externally, a large driveway, and a single garage awaits with a private rear garden. The front of the property offers picturesque views across Baswich, allowing you to enjoy the beauty of all four seasons. Beautifully presented throughout, this home is sure to be very popular.

- Exceptional Modern Three Bedroom Detached House
- Living Room & Large Open-Plan Kitchen/Dining/Family Room
- Three Double Bedrooms Each With It's Own Ensuite
- Guest WC & Utility Room
- Large Driveway, Garage & Private Rear Garden
- Located On A Highly Desirable New Build Estate

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite entrance door, and having stairs off, rising to the first floor accommodation & landing with a useful understairs storage cupboard, wood laminate flooring & radiator.

Guest WC 6' 4" x 5' 10" (1.94m x 1.78m)

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin. The room also benefits from having wood laminate flooring, a radiator, and a porthole style double glazed window to the front elevation.

Living Room 18' 3" x 11' 11" (5.56m x 3.63m) measured into bay window recess

A spacious & light living room, having a double glazed walk-in bay window to the front elevation and a radiator.

Kitchen, Dining & Family Room 12' 6" x 25' 4" (3.82m x 7.71m)

A spacious, light & open-plan hub of the home which in the kitchen area features a matching range of modern wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl stainless steel sink/drainer with a chrome mixer tap over, and a range of integrated/fitted appliances which include an electric double oven/grill, 4-ring gas hob with extractor hood over, integrated dishwasher, and an integrated fridge/freezer. The room also benefits from having a useful built-in storage cupboard, feature Antico wood effect flooring, inset ceiling downlighting, radiator, double glazed windows to both the rear & side elevations, and double glazed double doors providing views and access out to the enclosed rear garden.



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Utility Room 590' 7" x 5' 11" (180m x 1.81m)

Having a fitted work surface with an inset stainless steel sink/drainage with chrome mixer tap over, and under-counter space & plumbing for appliances. The utility also benefits from having Antico wood effect flooring, a radiator, and a double glazed side door. The utility room also accommodates a wall mounted gas central heating boiler.

First Floor Landing

Having access to the loft space, a radiator, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 13' 7" x 11' 11" (4.13m x 3.63m)

A spacious double bedroom which features a walk-in wardrobe off, a double glazed walk-in bay window to the front elevation and having a radiator. A further internal door leads into the En-suite.

En-suite (Bedroom One) 7' 10" x 12' 11" (2.39m x 3.94m)

A larger than average En-suite which features a panelled bath with chrome mixer tap, a separate glazed walk-in shower cubicle housing a mains-fed shower, a wash basin with chrome mixer tap over, and a low-level WC. The room also benefits from having part-tiled walls, a chrome towel radiator, Antico tiled effect flooring, a built-in cupboard with shelving, and a double glazed window to the front elevation.

Bedroom Two 13' 2" x 9' 4" (4.01m x 2.84m)

A second good sized double bedroom having a double glazed window to the rear elevation, radiator, and further internal door leading into the En-suite.

En-suite (Bedroom Two) 6' 2" x 9' 6" (1.88m x 2.89m)

Fitted with a white suite comprising of a low-level WC, a wash basin with chrome mixer tap over, and a screened walk-in shower cubicle housing a mains-fed shower. The room also benefits from Antico wood effect flooring, chrome towel radiator, and a double glazed window to the side elevation.

Bedroom Three 11' 3" x 11' 6" (3.43m x 3.51m)

A third double bedroom, having a double glazed window to the rear elevation, radiator, and a further internal door leading into the En-suite.

En-suite (Bedroom Three) 8' 1" x 6' 4" (2.46m x 1.92m)

Fitted with a white suite comprising of a low-level WC, a wash basin with chrome mixer tap over, and a screened walk-in shower cubicle housing a mains-fed shower. The room also benefits from Antico wood effect flooring, chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits on a large corner plot and is approached over an asphalt driveway providing off-street vehicle parking and access to the garage at the rear of the property and entrance door to the front elevation. There is a decorative covered garden area and wrap around lawned garden. The property also benefits from having an electric vehicle charging point.

Detached Garage

Having an up and over garage door to the front elevation. SIZE: TBC, unable to gain access.

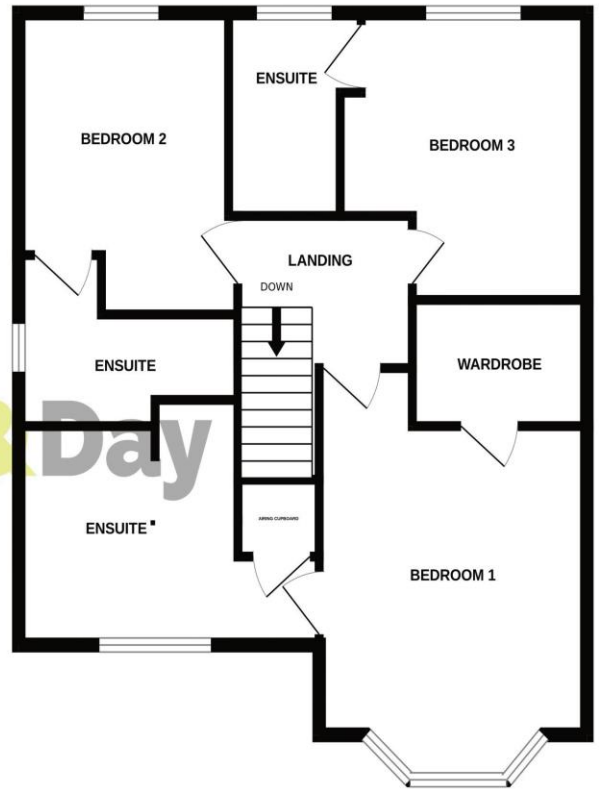
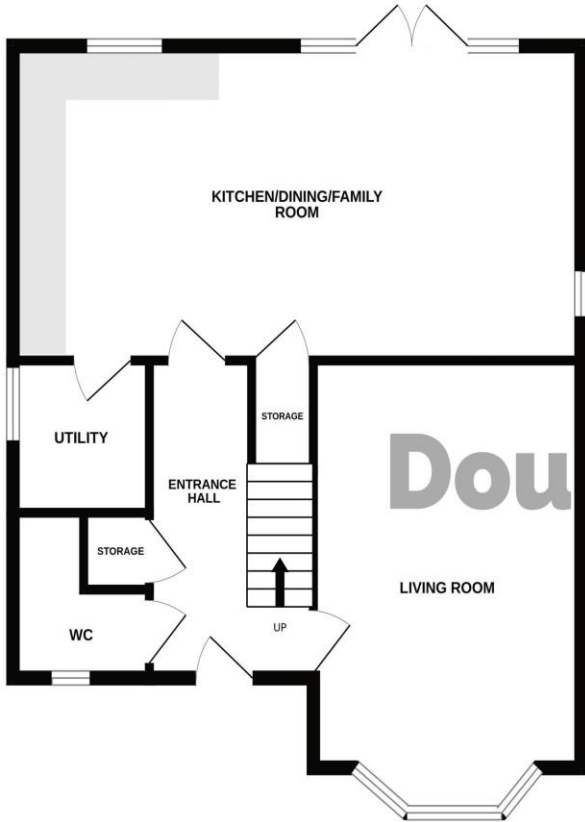
Outside Rear

The enclosed rear garden boasts a cut stone outdoor seating area and a large well-manicured lawned garden. To the rear is a further seating area.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (85+)			94
A	(81-84)	85	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		

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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