



Stafford

Manor Grove
Stafford Staffordshire ST16 1QL

£1,250 p.c.m

This superb three bedroom detached house with garage is situated in a sought after location on a modern private estate. Houses here don't come up to let very often and this executive detached house is ideal for those who love entertaining and want more space than your average 3 bedroom house. This select development enjoys open spaces with mature oak trees giving the development an 'established feeling' despite only being completed in 2018. The accommodation includes entrance hall with guest cloakroom, spacious lounge, open plan modern fitted kitchen with diner area and utility room to the ground floor. The first floor has three good sized bedrooms with bedroom one having en-suite with shower and a family bathroom. The property also includes front and rear gardens, garage and benefits from an attractive decked area to the rear. Located in close proximity to the M6 motorway and with good access to Stafford town centre this impressive property makes for an ideal family home.

- Executive detached house
- Located on a popular estate
- Great commuter links
- Available for long term let
- Energy Efficiency rating B
- Council Tax band D

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hall

Upvc front door opens into spacious hallway with doors off to

Cloakroom

With WC and wash hand basin.

Living Room 18' 6" x 10' 2" (5.63m x 3.11m)

Great sized living room with 3 windows providing dual aspect views and creating a nice light space.

Kitchen/Diner 18' 6" x 9' 0" (5.63m x 2.74m)

Fabulous kitchen diner, ideal for entertaining with patio doors opening straight on to the garden. The modern kitchen comes with a full range of integrated appliances and ample storage space.

Utility Room 6' 9" x 5' 7" (2.06m x 1.71m)

With recess and plumbing for washing machine and space for tumble dryer, the utility also comprises a base unit with stainless steel sink set over and handy understairs storage area.



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First floor landing

With doors opening to

Bedroom One 14' 2" x 9' 1" (4.33m x 2.77m)

Dual aspect windows with central heating radiator and door off to

En-suite shower

With fully tiled shower enclosure with sliding glazed chrome door, wash hand basin and WC.

Bedroom Two 10' 1" x 10' 8" (3.07m x 3.24m)

Great sized double bedroom with window to the front.

Bedroom Three 10' 8" x 8' 1" (3.24m x 2.47m)

Currently being used as an office, but would easily make a great sized child's bedroom.

Family Bathroom

Modern bathroom with panel bath, wash hand basin and WC.

Garage

Garage with up and over door to front, with side door opening to rear garden.

Parking

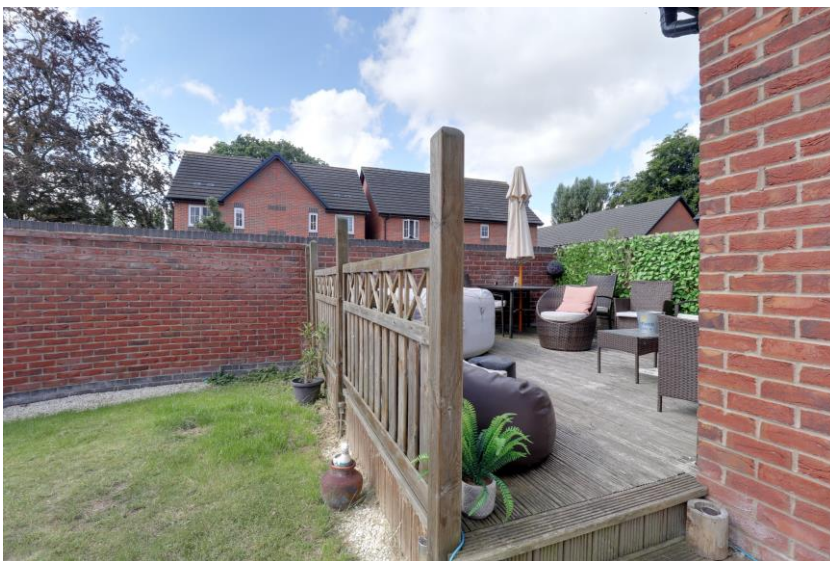
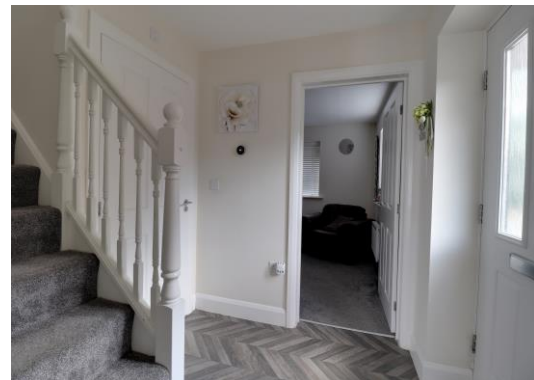
The property has parking for two vehicles.

Garden

The garden for this property is a real plus point being fully enclosed with an attractive raised decked area to the area with low maintenance lawned area to the fore. Getting the sun for the majority of the day and extending out from the kitchen its a great space for entertaining on a summers evening.

Deposit

£1,250



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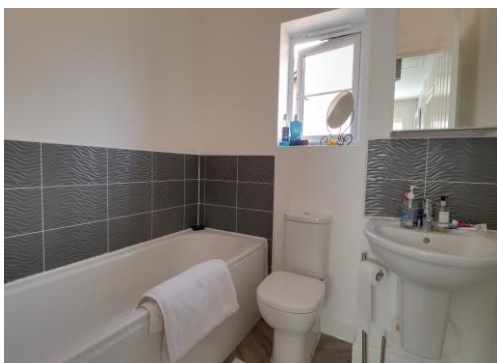
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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