



£424,000

🔑 TENURE: Freehold

📊 EPC RATING: N/A

🏠 COUNCIL TAX BAND: 2

Beaconside Stafford

The Kirkdale, The Catkins Meadowsweet Avenue
Beaconside Stafford Staffordshire



Introducing The Kirkdale, This beautiful new build located on the new David Wilson Home Development.

This beautiful new build four bedroom detached family home located on a highly desirable new build development which offers so much such as new primary schooling & Nursery, beautiful walks scenic walks around the large pond on the development. There are an array of local amenities and offers fantastic commuting links with easy access to the M6 and a short drive to Stafford's Town Centre which has shops, bars and a mainline train station which you can be in Huston Station in just over an hour. Stepping inside the property offers an entrance hall, Guest WC, Living Room, Kitchen/Dining/Family Room & a Utility all located to the ground floor. Ascending to the first floor there are four double bedrooms with a ensuite & a family bathroom. Externally the property offers off road parking with a detached garage and an enclosed private rear garden. Properties like these are selling fast so don't hang around and call us today.

- Four Bedroom Detached Home
- Living Room, Kitchen/Dining/Family Room & Utility
- Four Double Bedrooms, Ensuite & Family Bathroom
- Double Width Drive, Detached Garage & Private Rear Garden
- Beautiful Scenic Walks Around The Large Developments Pond
- Close Proximity To Doctors & Stafford County Hospital & Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Energy Performance

Homes on this development meet the latest building regulations, which set the standards for energy performance and carbon emissions. New build homes are increasingly more energy efficient with 85% achieving an A or B EPC rating compared to less than 5% of older properties. You could save up to £2,575 a year on bills! Every home includes solar panels and an electric vehicle charging point, plus energy efficient features.

Local Area

Stafford is a town rich in history and character with beautiful architecture. There's a wealth of restaurants, bars, bistros and coffee shops. You'll love eating lunch by the waterfront or taking a picnic to Stafford Castle. Travel is easy, we're located off Stone Road which provides a direct route into Stafford town centre. For travelling further afield, the M6 at J14 is just 6 miles from home. If travelling by train, Stafford has direct links to Birmingham New Street (39 mins), Manchester Piccadilly (54 mins) and London Euston (1hr 51 mins).

Local Amenities

You'll find everything you need within easy reach: Sainsbury's, ASDA, Aldi and Lidl are around a 10 minute drive (less than 3 miles) Beaconside Health Centre



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

(3.5 miles) Stafford A&E Hospital (4 miles) St Paul's CofE Primary – Outstanding Ofsted (3.4 miles), Sir Graham Balfour – Good Ofsted (1.8 miles), Stafford Grammar School (4.6 miles) Stafford Leisure Centre (3.6 miles) and Victoria Park (3 miles) Brocton Hall Golf Club (10 miles)

Living Room 18' 5" x 11' 1" (5.61m x 3.38m)

Kitchen/Dining/Family Room 14' 8" x 24' 0" (4.46m x 7.31m)

Utility 7' 1" x 5' 1" (2.15m x 1.56m)

Guest WC 5' 5" x 3' 7" (1.65m x 1.09m)

Bedroom One 13' 6" x 12' 9" (4.11m x 3.88m)

Ensuite 7' 7" x 4' 8" (2.30m x 1.42m)

Bedroom Two 13' 6" x 11' 0" (4.11m x 3.35m)

Bedroom Three 10' 0" x 11' 3" (3.04m x 3.44m)

Bedroom Four 11' 11" x 8' 11" (3.64m x 2.72m)

Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Agent Note

Images and descriptions used in this marketing are not specifically representative of the property being sold but have been taken of a similar David Wilson home on the development. All buyers are advised to make arrangements to view the specific property being sold to ascertain the internal finish.

ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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

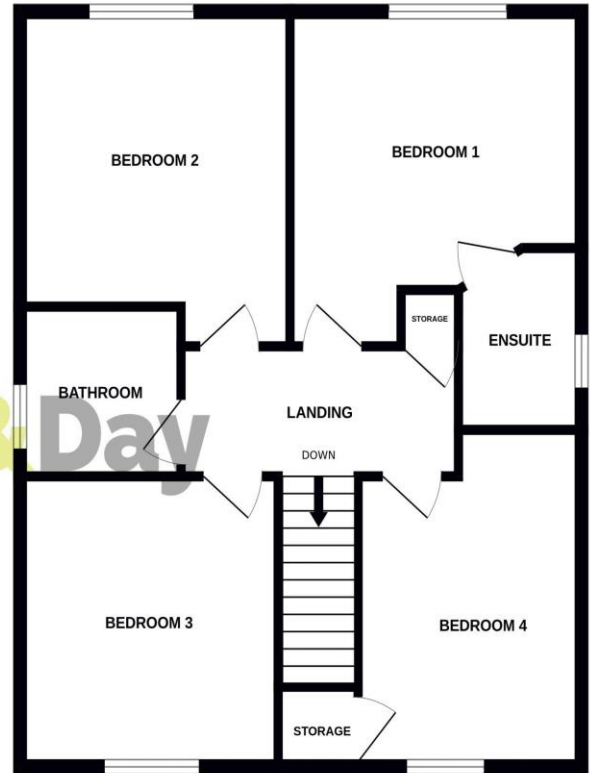
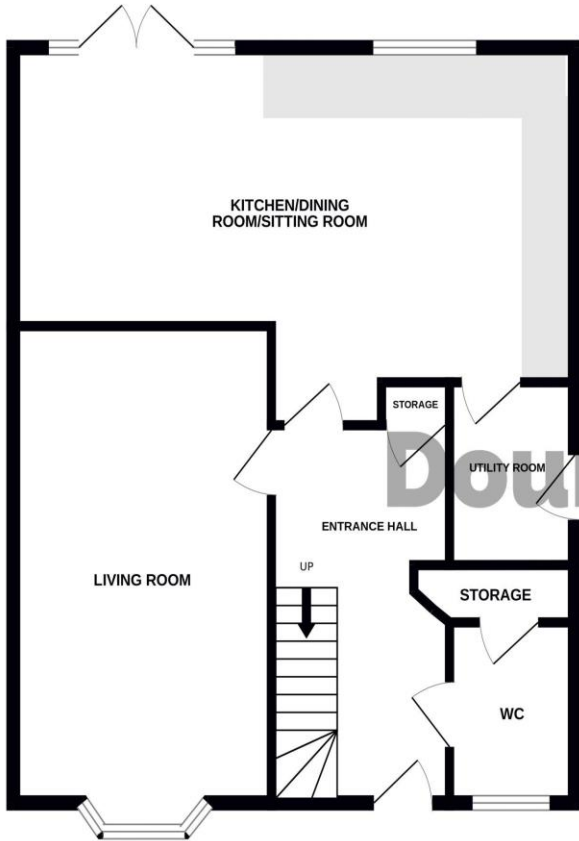
14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk