



£325,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **C**

Weeping Cross Stafford

Newquay Avenue Weeping Cross
Stafford Staffordshire



If you're looking for a spacious family home, this beautifully presented three-bedroom bay-fronted semi-detached property is perfect for you. With the potential to extend into the garage, this home offers plenty of space for a growing family. It's located in one of Stafford's most desirable areas, within popular school catchments and close to a variety of local amenities.

Inside, the property features an entrance hallway, living room, dining room, conservatory, and kitchen. Upstairs, there are three generously sized double bedrooms and a modern family shower room. Outside, you'll find ample parking on the block-paved driveway, a single garage, and a mature private rear garden with a garden summerhouse. This home is offered with no onward chain and properties like this are in high demand. Don't miss out—call us today to arrange a viewing!

- Spacious Bay Fronted Semi-Detached Family Home
- Living Room & Dining Room
- Conservatory & Kitchen
- Three Double Bedrooms & Modern Fitted Shower Room
- Block Paved Driveway & Single Garage
- Private Garden With Summerhouse

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed composite entrance door and featuring stairs rising up to the first floor landing & accommodation and a radiator.

Living Room 14' 3" x 10' 9" (4.34m x 3.28m) measured into bay window recess

A bright & spacious reception room that features a real flame effect electric fire set within a decorative surround, a radiator and a double glazed walk-in bay window to the front elevation.

Dining Room 11' 6" x 10' 7" (3.50m x 3.23m)

A second bright reception room, having a radiator and a double glazed sliding patio door leading out to the conservatory.

Conservatory 10' 11" x 8' 3" (3.33m x 2.52m)

A brick based double glazed conservatory, with a door leading directly out to the garden.



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Kitchen 8' 3" x 12' 8" (2.52m x 3.87m)

Fitted with a matching range of wall, base & drawer units with fitted work surface over which incorporates an inset stainless steel sink with chrome mixer tap over and offering spaces for appliances. The room also features wood effect flooring, a radiator, a double glazed window to the rear elevation and a double glazed side door leading into the enclosed side entry area.

Side Entry 22' 11" x 3' 7" (6.98m x 1.09m)

Featuring a large understairs storage cupboard, tiled flooring and double glazed doors to both the front & rear elevations.

First Floor Landing

Having a double glazed window to the side elevation, access to loft space with a useful drop-down ladder for practical access, and a radiator.

Bedroom One 14' 2" x 8' 11" (4.32m x 2.72m) measured into bay window recess
A double bedroom with fitted double wardrobes, a radiator and a double glazed walk-in bay window to the front elevation.

Bedroom Two 11' 6" x 10' 9" (3.51m x 3.28m)

A second double bedroom, with a radiator and a double glazed window to the rear elevation.

Bedroom Three 8' 7" x 12' 7" (2.62m x 3.84m)

A third double bedroom, with a radiator and a double glazed window to the front elevation.

Shower Room 8' 4" x 9' 10" (2.53m x 3.0m)

Fitted with a modern white suite comprising of a WC, pedestal wash hand basin with mixer tap over and a large tiled shower cubicle.

Outside Front

The property is approached over a large block paved driveway providing off-street vehicle parking and access to the main entrance door to the front elevation and garage with a decorative border.

Garage 15' 11" x 7' 11" (4.86m x 2.42m)

Having an up and over garage door to the front elevation, a further internal courtesy door to the side entry and benefitting from having both power & lighting installed.

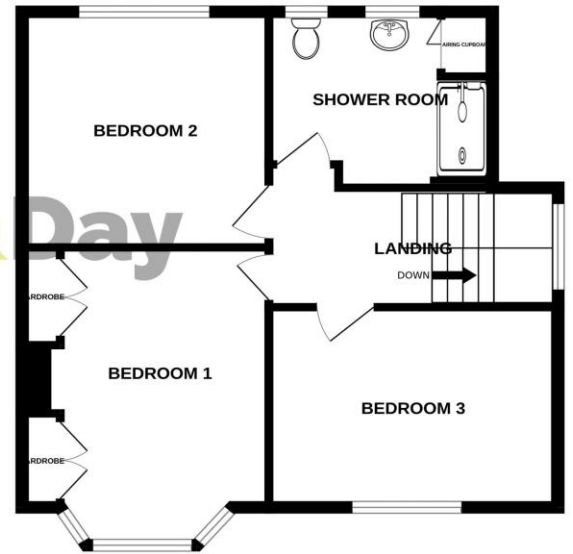
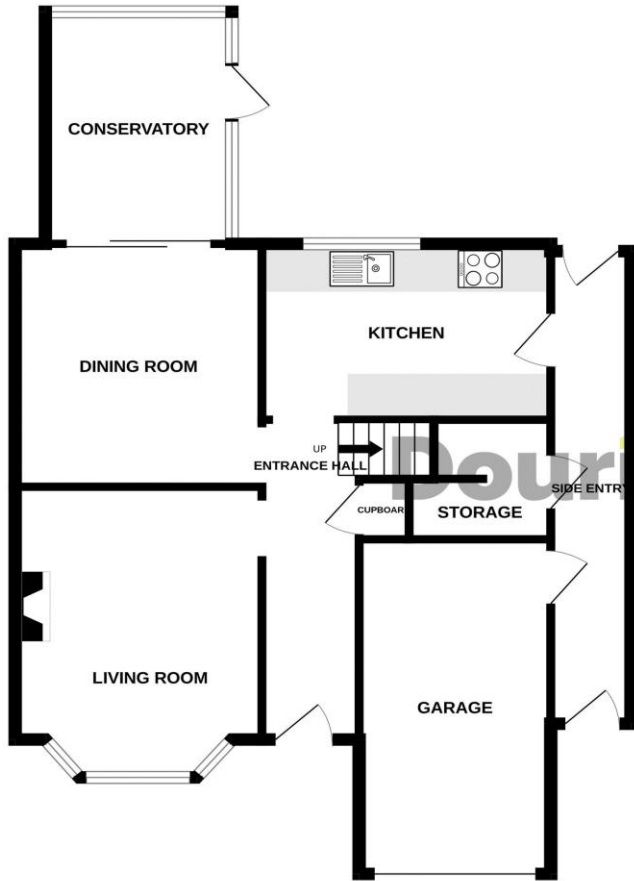
Outside Rear

A beautifully presented, private & mature enclosed rear garden that features a patio seating/outdoor entertaining area which leads onto a beautiful lawned garden with well established borders and a timber garden house with power & lighting.

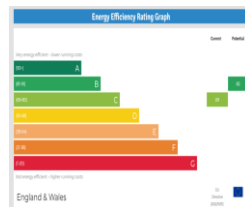


GROUND FLOOR

1ST FLOOR



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