



Offers Over £170,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Western Downs Stafford

Carisbrooke Drive Western Downs
Stafford Staffordshire



If you're after a two bedroom detached property, situated at the end of a well regarded cul-de-sac location with ample off-street parking and a private rear garden for under £200,000! Located in the desirable area of Western Downs, close to nearby shops & amenities, and only a short drive into Stafford Town Centre and Mainline Railway Station for the commuter.

Internally, comprising of an entrance hallway, living room, dining kitchen, two bedrooms and newly fitted bathroom. Externally, there is a driveway, garden to the front and a private enclosed garden to the rear. This property is ready to make your own, and is offered with No Onward Chain.

- Two Bedroom Detached Property
- Ample Parking & Private Rear Garden
- Living Room & Dining Kitchen
- Well Regarded Cul-De-Sac Location
- Good Access Into Stafford Town Centre
- Offered With No Onward Chain

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 entrance door, and having stairs off, rising to the First Floor Landing & accommodation, wood effect laminate flooring, and internal door(s) off, providing access to;

Lounge 14' 2" x 10' 2" (4.32m x 3.11m)

A good sized reception room, having wood effect laminate flooring, radiator, and a double glazed bay window to the front elevation.

Kitchen & Dining Area 10' 1" x 13' 2" (3.07m x 4.01m)

Fitted with a modern & matching range of wall, base & drawer units with wood work surface over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances which include a four ring gas hob with extractor hood over, an integrated electric oven/grill, and having spaces to accommodate further kitchen appliances. In addition, there is wood effect laminate flooring, ceramic splashback tiling to the walls, radiator, two double glazed windows to the rear elevation, and door to the side elevation.



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First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, and internal door(s) off, providing access to;

Bedroom One 11' 9" x 10' 2" (3.57m x 3.11m)

A double bedroom having a built-in double wardrobe with sliding mirrored doors, an airing cupboard housing a gas central heating boiler, radiator, and two double glazed windows to the front elevation.

Bedroom Two 11' 5" x 6' 6" (3.48m x 1.98m)

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

Bathroom 5' 6" x 6' 6" (1.67m x 1.97m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with shower over. In addition, there is ceramic splashback tiling to the walls, ceramic tiled flooring, radiator, and a double glazed window to the rear elevation.

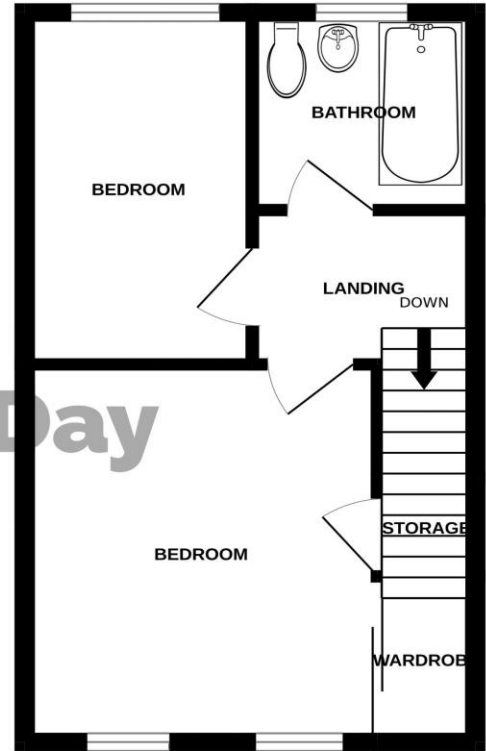
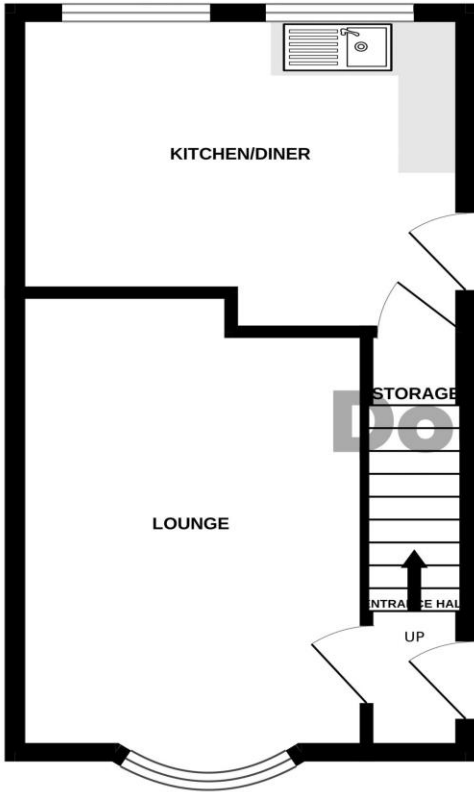
Externally

The property sits at the end of a small Cul-de-Sac location, and is approached over a tarmacadam driveway providing ample off-street parking and continuing to the side of the property providing access to the Carport, through which is a private rear garden being laid mainly to lawn, featuring a large paved seating area, and also having an outside water supply tap, an electrical power point, and a useful garden shed. There is also an additional pedestrian gated access to the side.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		87
D	(39-54)	84	
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not energy efficient - higher running costs			
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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