



£330,000

KEY TENURE: Freehold

MEASURES EPC RATING: D

POUNDS COUNCIL TAX BAND: D

Meadowcroft Park Stafford

Rhein Way Meadowcroft Park
Stafford Staffordshire



Get ready to be excited about this property! We might have to 'Rhein' you in to contain your enthusiasm. Located in a popular residential area on the outskirts of Stafford town centre, this superb, detached home has been enhanced to offer a move-in-ready experience.

The ground floor features an entrance hall, guest WC, modern re-fitted kitchen/breakfast room, a spacious living room, and a dining room. Upstairs, you'll find a family bathroom and four well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room. Outside, the property boasts a full-width driveway, an integral single garage, and a beautifully maintained rear garden. This one is likely to be snapped up quickly, so call us today to book your viewing!

- Superb Detached Family Home
- Living & Dining Room
- Modern Re-Fitted Kitchen/Breakfast Room
- Four Well Proportioned Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Driveway, Garage & Large Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite entrance door with full height double glazed side panels. There is a radiator, wood effect flooring, recess down lights and stairs leading up the first-floor accommodation.

Guest WC 5' 4" x 2' 6" (1.63m x 0.75m)

Fitted with a contemporary suite which includes a WC and a vanity style wash hand basin with mixer tap. Wood effect flooring and a radiator.

Living Room 13' 5" into bay x 13' 11" (4.08m into bay x 4.25m)

A bright and spacious reception room that has an arch way leading directly into the dining room, radiator, and double glazed bay window to the rear elevation.

Dining Room 8' 10" x 8' 4" (2.70m x 2.53m)

Having wood effect flooring, radiator and a double glazed sliding patio door into the rear garden.



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Kitchen/Breakfast Room 17' 11" x 8' 3" (5.45m x 2.51m)

A stunning kitchen fitted with a contemporary range of wall, base and drawer units with a work top which incorporates a one and a half bowl sink drainer unit with mixer tap. With space for a range style cooker and also having an integrated dishwasher and fridge. To one end of the room there is also a fitted breakfast bar. The room also benefits from having recess down lights, wood effect flooring, vertical fitted radiator, two double glazed windows and a double glazed side door.

First Floor Landing

Having a loft access with drop down ladder. The loft is fully boarded and plaster boarded with recess down lights.

Bedroom One 9' 3" x 10' 11" (2.81m x 3.33m)

A double bedroom with fitted wardrobes, radiator and double glazed window to the front elevation.

En-suite Shower Room 4' 10" max x 6' 9" max (1.47m max x 2.06m max)

Fitted with a contemporary suite which includes a WC, vanity style wash hand basin with mixer tap and a tiled shower cubicle with electric shower. With tiling to both flooring and walls, recess down lights, chrome towel radiator and a double glazed window to the side elevation.

Bedroom Two 13' 1" max x 7' 11" (3.99m max x 2.42m)

A double bedroom with a radiator and double glazed windows to the front elevation.

Bedroom Three 10' 6" x 8' 0" (3.20m x 2.44m)

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

Bedroom Four 8' 6" x 7' 2" (2.60m x 2.19m)

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

Family Bathroom 11' 7" max x 6' 9" (3.52m max x 2.06m)

Fitted with a contemporary suite which includes a WC, pedestal wash basin with mixer tap and a panelled bath with electric shower over. The room also benefits from having tiled flooring, an airing cupboard, recess down lights, a chrome towel radiator and a double glazed window to the rear elevation.

Outside Front

The property is approached over a full width concrete imprint driveway providing ample off-street parking.

Garage 16' 6" x 7' 10" (5.02m x 2.40m)

Accessed through an up and over garage door with an internal door leading through to the hallway. Benefiting from both power and light, plumbing for a washing machine and space for additional appliances.

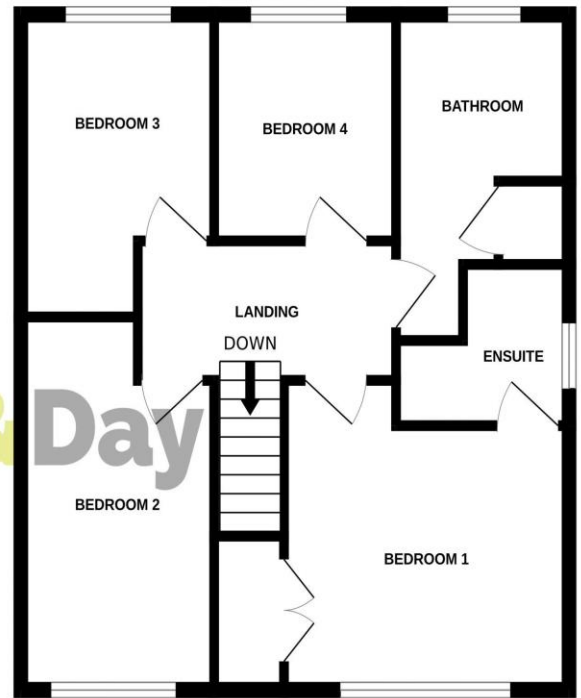
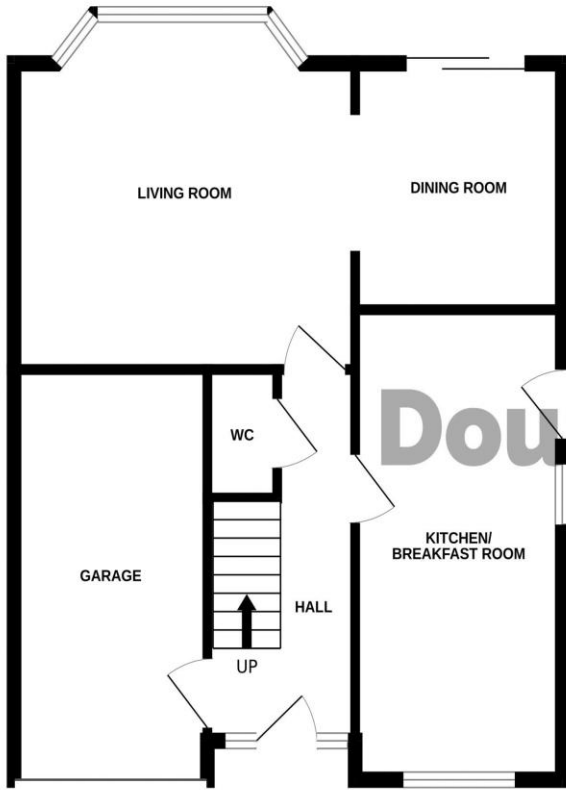
Outside Rear

An impeccably kept rear garden that features a paved seating area as well as a decked seating area with pergola over. The rest of the garden features a shaped lawn with decorative planting beds.



GROUND FLOOR

1ST FLOOR



Dourish & Day

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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