



£340,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

The Meadows Stafford

Ampleforth Drive The Meadows
Stafford Staffordshire



Are you searching for a home that perfectly meets all your needs? Look no further! This executive-style detached family home, situated in a highly desirable development, is presented to exacting standards throughout and offers ample space for comfortable living.

The inviting entrance hall welcomes you into a spacious living room, a cosy sitting room, a bright conservatory, and a stunning contemporary kitchen/dining room. A separate utility room and guest WC add to the convenience of the ground floor. Ascending to the first floor, you'll find four generously sized bedrooms—no box rooms here—and a beautifully appointed family bathroom. The exterior of the property features a double-width tarmac driveway, and a rear access pathway leads to the enclosed rear garden, perfect for outdoor entertaining and relaxation. This property is a real showstopper and is sure to be snapped up quickly.

- Four Bedroom Detached Family Home
- Living Room, Sitting Room & Conservatory
- Kitchen/Dining Room & Utility
- Four Bedrooms & Family Bathroom
- Driveway & Private Rear Garden
- Located In A Highly Desirable Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Having access through a double glazed entrance door, wood effect laminate flooring and radiator.

Guest WC 5' 11" x 2' 11" (1.80m x 0.89m)

Having a white suite, comprising of a wash basin with chrome taps, close coupled WC, wood effect laminate flooring, radiator and double glazed window to the front elevation.

Living Room 14' 1" x 11' 3" (4.30m x 3.44m)

Spacious living room having an under-stairs storage cupboard, wood effect laminate flooring, radiator and double glazed bow window to the front elevation.

Kitchen/Diner 9' 10" x 23' 5" (2.99m x 7.13m)

A large kitchen/diner with space for a dining table and having wood effect laminate flooring which flows into an open plan kitchen comprising of a range of matching base and eye level units with wooden work surfaces and an inset single bowl sink unit with mixer taps. There is a range of built in cooking appliances including a double oven with an induction hob and a cooker hood over, additional integrated appliances include a dishwasher. Under-stairs storage cupboard, radiator, double glazed windows to the rear elevation and glazed French doors leading to the conservatory.



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Utility Room 6' 3" x 7' 9" (1.91m x 2.35m)

Having matching base and eye level units with wooden fitted countertops, an inset stainless steel single bowl sink unit with chrome mixer tap, undercounter space for appliances, wood effect laminate flooring and a chrome towel radiator.

Conservatory 9' 7" x 8' 0" (2.91m x 2.45m)

Having a brick built conservatory, wood effect laminate flooring, double glazed windows surrounding and double glazed double doors leading to the rear elevation.

Lobby

Having stairs leading up to the first floor landing and giving access to the sitting room.

Sitting Room 10' 4" x 7' 9" (3.14m x 2.36m)

A former garage now turned into a versatile room, having a radiator and a double glazed window to the front elevation.

First Floor Landing

Access to loft space and an airing cupboard with a wall mounted gas central heating boiler inside.

Bedroom One 14' 7" x 14' 8" (4.45m x 4.46m)

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

Bedroom Two 16' 4" x 7' 9" (4.99m x 2.36m)

A second double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 9' 7" x 8' 6" (2.91m x 2.60m)

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

Bedroom Four 10' 7" x 7' 9" (3.23m x 2.35m)

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

Bathroom 5' 7" x 6' 5" (1.70m x 1.96m)

Having a white suite comprising of a close coupled WC, panel bath and pedestal wash basin both with a chrome mixer tap. Tiled walls, wood effect laminate flooring, a chrome towel radiator and a double glazed window to the rear elevation.

Outside - Front

Having a decorative shrub area and tarmac driveway with ample off road parking for several vehicles with access to the main entrance porch and a wooden gate down the side giving access to the rear garden.

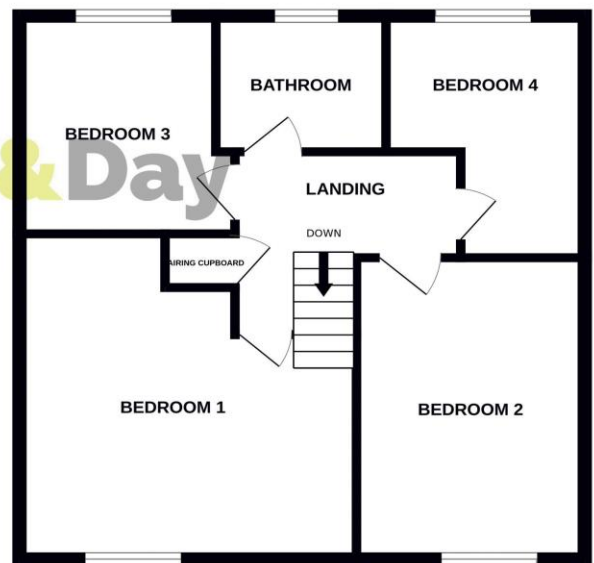
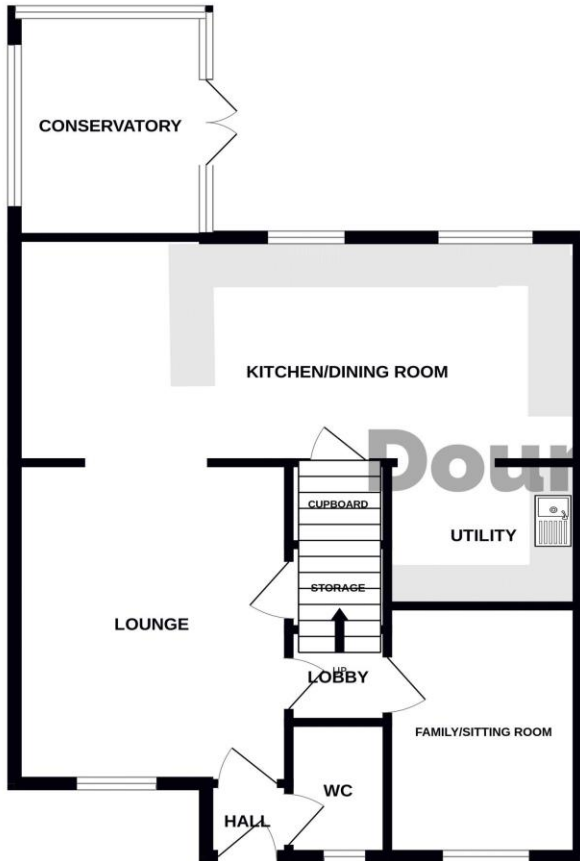
Outside - Rear

A low maintenance garden enclosed by wooden fence panelling, having a paved slabbed area and a further seating area.



GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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