



£415,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

## Weston Stafford

Manor Close Weston  
Stafford Staffordshire



*Are you in the market for your forever family home? Looking for a property with ample space in a highly desirable location? Look no further! Located in the sought-after village of Weston, this four-bedroom detached family home could be the perfect fit for you.*

Step inside to discover a welcoming entrance porch and hall, a spacious living room, a cosy sitting room, a formal dining room, a breakfast kitchen, a utility room, and a guest WC—all on the ground floor. Ascend to the first floor, where you'll find four generously sized bedrooms, including an ensuite to bedroom two, and a family bathroom. Externally, the property features a driveway offering ample off-road parking, a double-width garage, and a private rear garden, perfect for outdoor activities and relaxation. With No Onward Chain, this property is sure to attract significant interest. Don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Four Bedroom Detached Family Home
- Living Room, Sitting Room & Guest WC
- Kitchen/Breakfast, Dining Room & Utility
- Four Good Size Bedrooms, Ensuite & Family Bathroom
- Driveway, Double Garage & Private Rear Garden
- 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 Porch

Being accessed through a double glazed entrance door and having a glazed door leading to:

### Entrance Hall

Having stairs leading to the first floor landing and radiator.

### Guest WC 4' 9" x 2' 11" (1.44m x 0.89m)

Having a white suite comprising of a wash hand basin with chrome taps and WC with an enclosed cistern. Tiled floor and double glazed window to the front elevation.

### Living Room 18' 10" into bay x 11' 11" (5.75m into bay x 3.63m)

A large, spacious living room having an open fire with a granite hearth and wooden surround. Two radiators and double glazed walk-in bay window to the front elevation.

### Dining Room 9' 11" x 11' 11" (3.02m x 3.63m)

Having a radiator and double glazed sliding door giving views and access to the rear garden.

### Kitchen 10' 0" x 16' 0" (3.06m x 4.88m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset composite one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, four ring gas hob and cooker hood over. There are further integrated appliances including a dishwasher and two fridges. Splashbacks, breakfast bar, wood effect laminate floor, useful pantry and double glazed window to the rear elevation



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## **Utility Room** 11' 2" x 8' 10" (3.40m x 2.69m)

A spacious utility room having matching units extending to base and eye level and spaces for appliances. Fitted work surface with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Tiled walls, tiled floor, double glazed window and double glazed door giving views and access to the rear garden.

## **Sitting Room** 16' 10" x 7' 10" (5.14m x 2.40m)

A versatile room having a fitted desk and fitted double cupboard, two radiator and double glazed window to the front elevation.

## **First Floor Landing**

Having access to loft space, airing cupboard housing the gas central heating boiler and shelving. Double glazed window to the side elevation.

## **Bedroom One** 14' 3" x 11' 9" (4.35m x 3.59m)

A spacious main bedroom having full-length fitted wardrobes with hanging rail, radiator and double glazed window to the front elevation.

## **Bedroom Two** 9' 11" x 11' 10" (3.03m x 3.61m)

A generous sized bedroom having fitted wardrobes with fitted drawers, radiator, wood effect laminate floor and double glazed window to the rear elevation.

## **Ensuite Shower Room** 6' 4" x 6' 7" (1.93m x 2.00m)

Having a white suite comprising of a shower cubicle with main shower and glazed screen, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Chrome towel radiator, tiled walls, tiled floor and double glazed window to the rear elevation.

## **Bedroom Three** 11' 2" x 7' 9" (3.40m x 2.36m)

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

## **Bedroom Four** 11' 1" x 7' 9" (3.38m x 2.36m)

Yet again, a further double bedroom having fitted double wardrobes, radiator and double glazed window to the front elevation.

## **Family Bathroom** 6' 4" x 8' 10" (1.94m x 2.69m)

Having a white suite which includes a panelled bath with electric shower over, glazed screen and chrome mixer tap, pedestal wash hand basin with chrome mixer tap and close coupled WC. Chrome towel radiator and two double glazed windows to the rear elevation.

## **Outside - Front**

The property is approached over a tarmac driveway which provides off-road parking for two vehicles. The remainder of the front garden is mainly laid to lawn with mature beds having plants, shrubs and trees. Access is available to the side of the property which leads to the rear garden. The drive gives access to the entrance door and leads to:

## **Garage** 30' 5" max x 15' 10" (9.28m max x 4.83m)

A large double length garage having electric door to the front, power, lighting and three double glazed windows to the side elevation. An internal door leads to the utility room.

## **Outside - Rear**

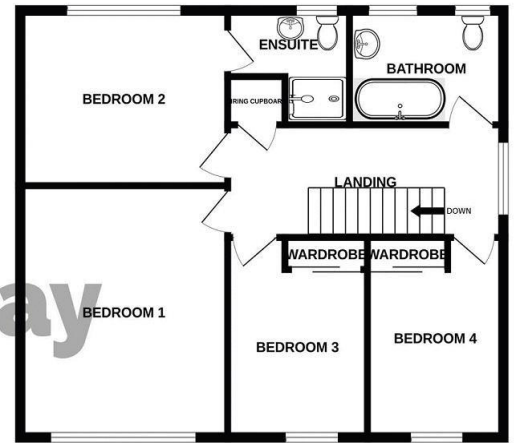
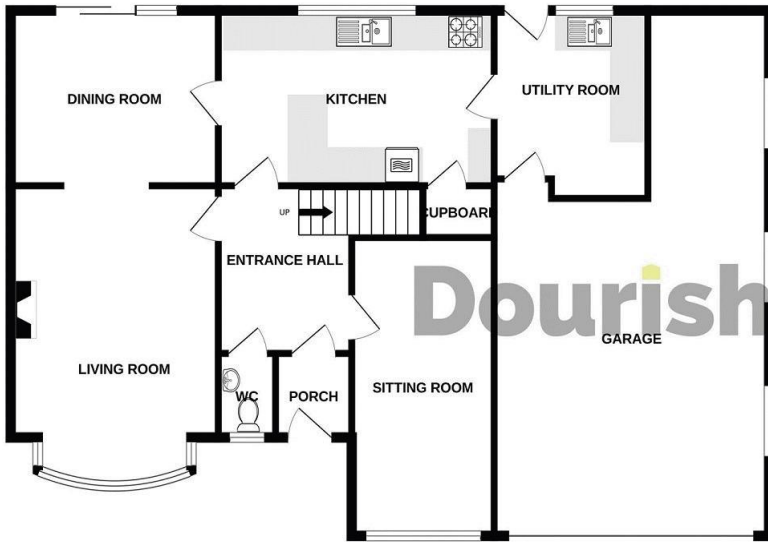
The large garden includes a paved seating area which leads onto a lawned garden which also has a further paved seating area and a vegetable patch. The garden shed and greenhouse are included in the sale and there are a variety of beds with maturing plants, shrubs and trees and the garden is enclosed by hedging.





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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	83 D	75 C
39-54	E		
21-38	F		
1-20	G		



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