



£415,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Stafford

Mahogany Drive
Stafford Staffordshire



Struggling to find the perfect property and feeling overwhelmed? Look no further than this superbly appointed, extended four-bedroom detached home, ideally located close to town and within easy reach of the railway station.

This beautifully presented residence offers everything a family could wish for. Step inside to discover an inviting entrance hall, a convenient guest WC, a cozy living room, and a stunning extended kitchen/dining/family room that's perfect for hosting gatherings. Upstairs, you'll find four well-proportioned bedrooms, including a master with an ensuite shower room, plus a modern family bathroom. Externally, the home boasts a double-width driveway, garage storage, and a rear garden with a decked seating area—perfect for outdoor relaxation. This is a rare opportunity to own a home that combines style, space, and convenience in one package. Don't miss out—call us today to arrange your viewing appointment!

- Four Bedroom Detached Family Home
- Living Room, Large Open Plan Living/Dining/Kitchen
- Four Double Bedrooms, Ensuite & Family Bathroom
- Guest WC & Utility Room
- Double Width Drive, Garage Stores & Rear Garden
- Short Walk To Mainline Train Station

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 Hall

Having access through a double glazed entrance door with stairs leading up to the first floor landing, a radiator and porcelain tiled flooring.

Guest WC 6' 4" x 2' 6" (1.92m x 0.75m)

Having a pedestal wash hand basin with chrome taps, close coupled WC, tiled flooring, radiator, down lights and double glazed window to the front elevation.

Living Room 16' 5" into bay window x 8' 10" (5.00m into bay window x 2.68m)

A good sized living room having wood effect laminate flooring, a radiator and walk in bay window leading to the front elevation.

Utility 5' 6" x 8' 2" (1.67m x 2.50m)

Having fitted work tops with an inset stainless steel single bowl sink unit and chrome mixer tap, under counter space for appliances, lino flooring and wall mounted gas central heating boiler.

Open-Plan Kitchen Dining Family Room 24' 4" x 24' 2" (7.41m x 7.37m)

A large spacious family room having a gas fire set into a granite hearth with wooden surround. The room seamlessly flows into a large kitchen dining area having a range of matching base and eye level units with fitted granite work surfaces, composite one and a half bowl sink unit and chrome mixer tap. Having a range of built in cooking appliances including a double oven, microwave oven and electric hob with cooker hood over. Additional integrated appliances include a dishwasher, wine cooler and fridge freezer also with bin storage. Walk in pantry cupboard, porcelain tiled flooring, a radiator, two double glazed windows to the side elevation, tri-folding double doors with inset fitted blinds, large roof lantern and down lights.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Landing

Having loft access.

Bedroom One 13' 1" x 15' 5" max (3.99m x 4.71m max)

A large double bedroom having fitted double wardrobes with clothes rail hanging space, a separate storage cupboard with shelving inside, wood laminate flooring, radiator and three double glazed windows leading to the front elevation.

En-suite 4' 11" x 8' 9" (1.50m x 2.66m)

Having a white suite comprising of a walk in mains shower with rainfall shower head set within a glazed screen. Wash basin and vanity unit with chrome mixer tap and shelving beneath, WC in an enclosed cistern, tiled walls, tiled flooring, down lights and double glazed window to the front elevation.

Bedroom Two 12' 6" x 8' 4" (3.82m x 2.54m)

A second double bedroom having fitted double wardrobes with clothes rail hanging space, a radiator and double glazed window to the rear elevation.

Bedroom Three 9' 1" x 7' 0" (2.76m x 2.14m)

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

Bedroom Four 12' 9" x 8' 4" (3.88m x 2.55m)

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

Bathroom 6' 2" x 8' 6" (1.88m x 2.58m)

Having a white suite comprising of a panelled bath with mains shower over a glazed screen, chrome mixer tap with mixer shower attachment over. Wash hand basin and vanity unit with chrome mixer tap and shelf beneath. WC with enclosed cistern, tiled walls, tiled flooring, radiator, down lights and double glazed window to the side elevation.

Outside - Front

Approached over a large double width block paved driveway providing ample off-road parking for several vehicles. Also benefitting from a double outside electrical socket. A decorative slated area to the side with a matured tree. The driveway gives access to the main entrance door and into the integral garage. A wooden side gate gives access to the rear garden.

Garage Store 11' 6" x 8' 5" (3.50m x 2.56m)

A former garage which has now been transformed into a garage store having an electric roller shutter door with power, lighting and integral door leading into the utility.

Outside - Rear

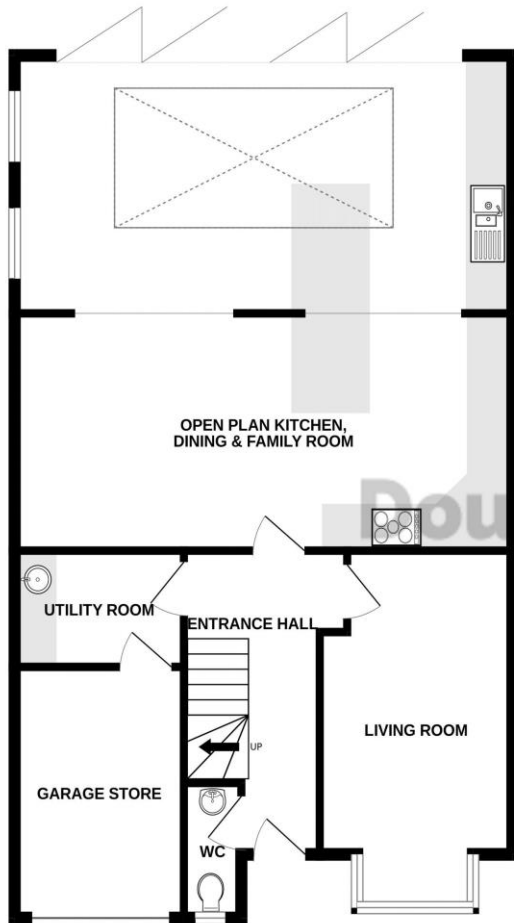
Having a lawned garden leading to a decked seating area. The garden is enclosed by wooden fence panelling. And having a further double electrical socket.

ID Checks

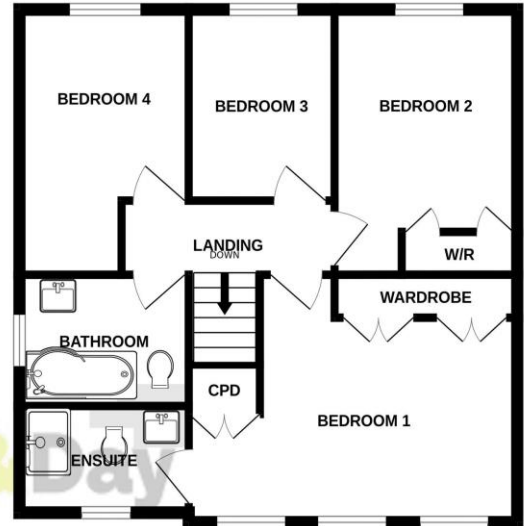
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 sq.m.) approx.

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	82
EU Directive 2002/91/EC			
www.epcrea.com			



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk