



Offers in Excess of
£280,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: D

Marston Grange Stafford

Paterson Drive Marston Grange
Stafford Staffordshire



IN A CLASS OF ITS OWN! This truly impressive detached home stands head and shoulders above the rest, offering exceptional room proportions and a fantastic layout. Situated on an enviable corner plot in the highly sought-after Marston Grange estate in Stafford, this property is perfect for modern family living.

Step inside to discover a spacious entrance hallway leading to a comfortable living room, a sleek modern fitted kitchen/dining room, and a convenient guest WC. Upstairs, you'll find three generously sized bedrooms, including a master with an en-suite, alongside a separate family bathroom. Outside, this home continues to impress with a tandem-length driveway, a single garage, and a private walled garden, perfect for enjoying those long summer evenings. Homes like this don't come up often, so don't miss your chance. Call us today to arrange a viewing—this one is sure to be popular!

- Detached Modern Double Fronted Home
- Stunning Presentation Throughout
- Three Bedrooms & Generous En-suite
- Corner Plot, Walled Garden & Additional Front Garden
- Driveway, Garage & Private Rear Garden
- Excellent Commuter Location For M6 & Stafford Town

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Accessed through a double glazed composite door. Stairs leading up to first floor landing and a radiator.

Guest WC 6' 0" x 3' 3" (1.82m x 1.00m)

White suite comprising of a pedestal wash hand basin with chrome mixer tap, close coupled WC, tile effect flooring and radiator.

Living Room 16' 9" x 9' 10" (5.11m x 2.99m)

Spacious living room with two radiators, a double glazed window to the front elevation and double glazed double doors to the rear elevation.

Kitchen/Dining Room 16' 9" x 10' 0" (5.10m x 3.04m)

Range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap. Built in appliances include an oven with four ring gas hob and cooker hood over. Under counter space for further appliances, tile effect vinyl flooring, a radiator and double glazed windows to the front and side elevation.

Landing

With loft access.



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Bedroom One 12' 4" x 10' 10" (3.77m x 3.30m)

Spacious double bedroom having built in double wardrobes with clothes rail hanging space, a radiator and double glazed window to the front elevation.

En-suite 3' 10" x 9' 1" (1.16m x 2.77m)

White suite comprising of an electric shower set into a cubicle with glazed screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, part tiled walls, tile effect flooring, radiator and downlights.

Bedroom Two 10' 1" x 9' 9" (3.08m x 2.96m)

Second double bedroom having a radiator and double glazed windows to the front and side elevation.

Bedroom Three 7' 2" x 10' 3" (2.18m x 3.13m)

Radiator and double glazed window to the side elevation.

Bathroom 5' 7" x 6' 8" (1.70m x 2.02m)

White suite comprising of a panelled bath with mains shower over glazed screen with chrome mixer tap, pedestal wash basin with chrome mixer tap, close coupled WC, tiled walls, tile effect flooring, radiator and double glazed window to the front elevation.

Outside - Front

Approached over a tarmacked tandem driveway providing off road parking for two vehicles. Decorative planting bed bordering with slate tiling and a front lawned garden. To the side of the property there is an additional front garden with an array of shrubs and trees. The front elevation gives access up a small set of steps leading to the main entrance hall. Wooden gate gives access to the rear garden.

Detached Garage

With an up and over door, vehicle access, power and lighting. Double glazed door leads to the rear elevation.

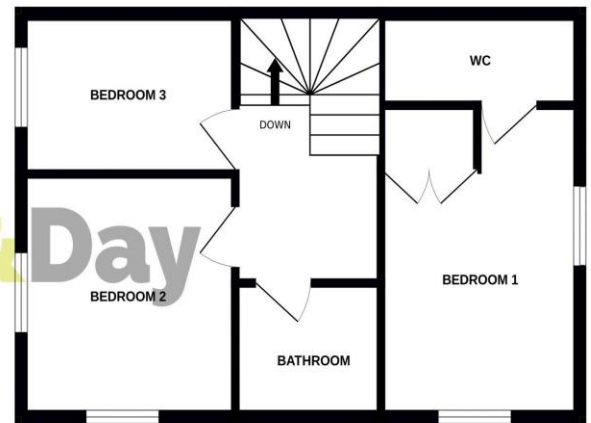
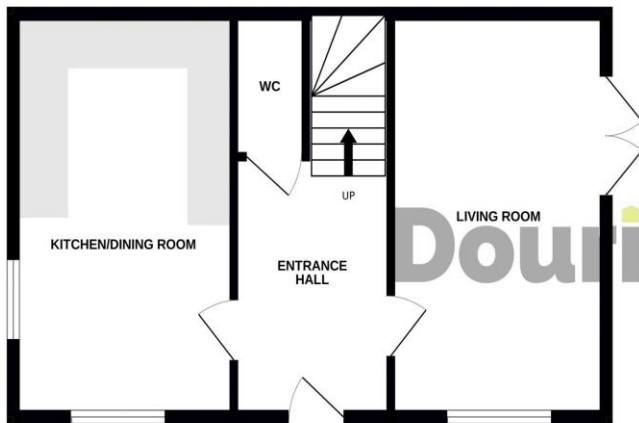
Outside - Rear

Paved seating area leading onto a lawned garden with an additional paved seating area. The property is enclosed by a bricked wall and part fence panelling.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Very energy efficient - higher running costs		83	

England & Wales EU Directive 2002/91/EC
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