



£315,000

🔑 TENURE: Freehold

📊 EPC RATING: A

💷 COUNCIL TAX BAND: 2

Rickerscote Stafford

Rickerscote Road Rickerscote
Stafford Staffordshire



Are you in the market for your dream home? Searching for a new build with breathtaking rural views? Look no further than this stunning three-bedroom semi-detached home, brought to you by renowned local developer DavMar Homes!

Step inside to find a welcoming entrance hall, guest WC, modern kitchen, and a bright open-plan living/dining room perfect for entertaining. Upstairs, the first floor offers three well-proportioned bedrooms, including a master with an en-suite and a family bathroom. Outside, the property provides off-road parking for two vehicles and boasts a large, private rear garden with picturesque countryside views. With the added benefit of a 10-year Advantage ACHI warranty for peace of mind, as well as energy-saving solar panels, this new build is perfect for modern living. Plus, with No Onward Chain, this home is ready for you to move straight in. Don't miss out—call us today to arrange your viewing appointment!

- Three Bedroom Semi Detached New Build Home
- Large Living Room, Kitchen & Guest WC
- Three Bedrooms, Ensuite & Family Bathroom
- Off Road Parking For Several Vehicles
- Close To Shops, Schooling & Local Transport Links
- 10 Years New Build Warranty & Solar Panels

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Entrance Hallway

Accessed through a modern double glazed composite entrance door and having stairs off, rising to the first floor landing & accommodation, a radiator, inset ceiling downlighting and internal doors off, providing access to;

Guest WC 5' 10" x 3' 1" (1.77m x 0.95m)

Fitted with a white suite comprising of a low-level WC and a wash hand basin set into top with chrome mixer tap over and cupboard beneath. The room also benefits from having a radiator, part-ceramic splashback tiling around the suite area, tiled effect vinyl flooring and a double glazed window to the front elevation.

Living Room 18' 4" x 16' 4" (5.60m x 4.99m)

A spacious & light reception room, having two radiators, a useful built-in understairs cupboard, a double glazed window to the side elevation, and featuring double glazed bi-folding doors to the rear elevation providing views and access out to the enclosed rear garden.

Kitchen 12' 6" x 8' 4" (3.82m x 2.53m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset single bowl stainless steel sink/drainer with a chrome mixer tap over. Integrated/fitted appliances include; electric oven/grill, 4-ring gas hob with extractor hood over, an integrated dishwasher & integrated fridge/freezer. The room also benefits



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from having Karndean wood effect LVT flooring, inset ceiling downlighting throughout, a radiator and a double glazed window to the front elevation.

First Floor Landing

Having a useful built-in cupboard, a radiator, access to the loft space and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 14' 5" x 9' 4" (4.40m x 2.85m)

A double bedroom which has a double glazed window to the rear elevation and a radiator. A further internal door leads into the En-suite.

En-suite (Bedroom One) 3' 8" x 9' 5" (1.13m x 2.87m) maximum measurements
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over and a walk-in screened shower cubicle housing a mains-fed shower. The room also benefits from having part-tiled walls, tiled effect flooring, a radiator and a double glazed window to the side elevation.

Bedroom Two 12' 6" x 9' 5" (3.81m x 2.87m)

A second double bedroom, which has a radiator and a double glazed window to the front elevation.

Bedroom Three 9' 10" x 6' 8" (3.00m x 2.03m)

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

Bathroom 8' 10" x 6' 8" (2.68m x 2.02m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, a panelled bath with chrome mixer-fill tap, and a separate screened shower cubicle housing electric shower. The room also benefits from part-tiled walls, inset ceiling downlighting and a double glazed window to the front elevation.

Outside Front

The property is accessed over a shared driveway and offers parking for two vehicles.

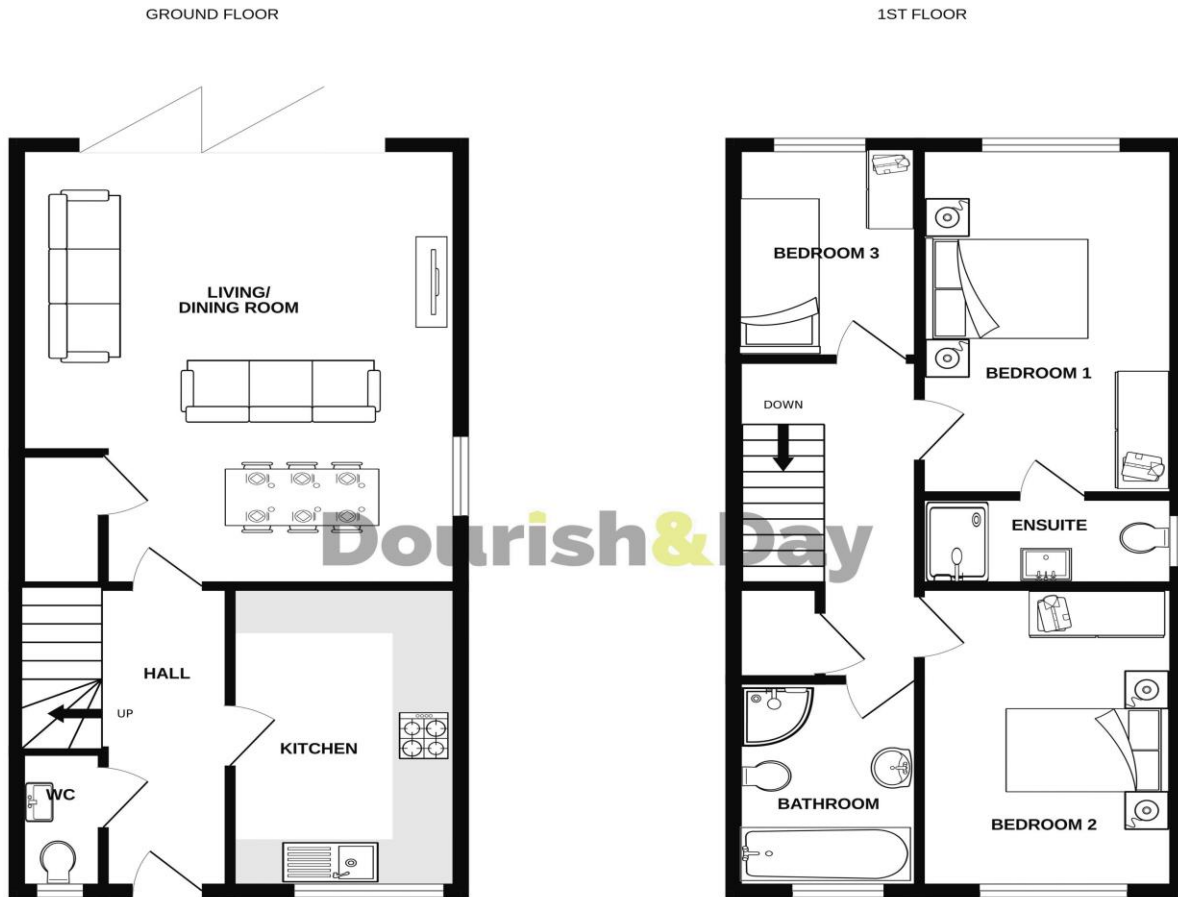
Outside Rear

An enclosed rear garden featuring a paved seating area leading onto a large garden area, enjoying rural views of the neighbouring countryside, being enclosed by panelled timber fencing.

Agents Note(s)

Internal images are for guidance and are used for representation purposes only.





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
<small>Very energy efficient - lower running costs</small> (92+)		98	98
A			
<small>Energy efficient</small> (81-91)			
B			
<small>Decent energy efficiency</small> (69-80)			
C			
<small>Some energy efficiency</small> (55-68)			
D			
<small>Not very energy efficient</small> (39-54)			
E			
<small>Energy inefficient</small> (21-38)			
F			
<small>Very energy inefficient - higher running costs</small> (1-20)			
G			
<small>England & Wales</small>			
<small>EU Directive 2002/91/EC</small>			
<small>www.epcrea.com</small>			



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