



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

Marston Stafford

Marston Lane Marston
Stafford Staffordshire



If you're looking for a new build, four bedroom detached house with a rural aspect to the front, nearby schooling and superb commuter links, then look no further!

This beautifully presented, four bedroom detached family home is ready to go. Situated in a very well regarded location and internally comprising of an entrance hallway, guest W/C, study, spacious living room, large open plan dining kitchen with breakfast bar and French doors to the rear garden and a utility room. To the first floor there is a family bathroom, four bedrooms with bedroom one having an en-suite shower room. Externally the property has a driveway, single garage and a rear garden with paved seating area.

- Spacious 4 Bedroom Detached Property
- Large Dining Kitchen & Utility Room
- Guest W/C, Living Room & Study/Office
- Driveway, Single Garage & Gardens
- En-Suite Shower Room & Family Bathroom
- Excellent Nearby Commuter Links

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 Hallway

Access through a glazed door, radiator, stairs to first floor landing and door to:

Guest WC

Comprising of a low level WC, pedestal wash hand basin with mixer tap, radiator and double glazed window to the side elevation.

Living Room 16' 9" into bay window x 12' 0" (5.10m into bay window x 3.65m)

A spacious living room having two radiators and a double glazed bay window with plantation shutter to the front elevation.

Dining/Kitchen 12' 9" x 23' 8" (3.88m x 7.21m)

A substantial open plan kitchen dining room comprising of matching base and wall mounted units, worktop incorporating a four ring gas hob with cooker hood over and a stainless steel sink drainer unit with mixer tap. Integrated appliances include a dishwasher, fridge freezer and double oven. Downlighting, radiator, understairs storage cupboard, double glazed window and double glazed double doors to the rear garden.

Utility room 5' 5" x 6' 9" (1.65m x 2.06m)

Having base units, worktop, integrated washing machine, wall mounted gas central heating boiler and double glazed door to the side elevation.



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Study 6' 11" x 6' 9" (2.11m x 2.06m)

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

First Floor Landing

Access to loft space and an airing cupboard.

Bedroom One 15' 1" x 10' 8" (4.60m x 3.24m)

Having a radiator and window to the front elevation enjoying rural views.

En-suite

Comprising of a ceramic tiled shower cubicle, half pedestal wash hand basin with mixer tap, low level WC, tiled splashbacks, radiator and window to the front elevation.

Bedroom Two 9' 1" x 12' 4" (2.77m x 3.75m)

Having a radiator and window to the rear elevation.

Bedroom Three 9' 0" x 10' 9" (2.75m x 3.28m)

Having a radiator and window to the front elevation.

Bedroom Four 10' 3" x 6' 7" (3.13m x 2.00m)

Having a radiator and window to the front elevation.

Bathroom 6' 8" x 8' 11" (2.02m x 2.72m)

A white suite comprising of a panel bath with shower over, half pedestal wash hand basin and low level WC. Radiator, tiled splashbacks and double glazed window to the side elevation.

Outside - Front

Having a lawned front garden with gravel border and a tarmac double length driveway continuing to the side leading to the single garage. Secure gated side access leads to the rear garden.

Outside - Rear

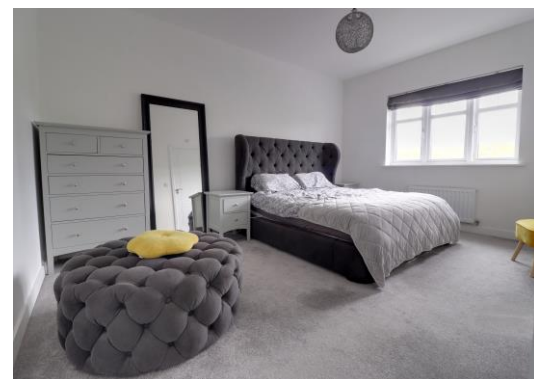
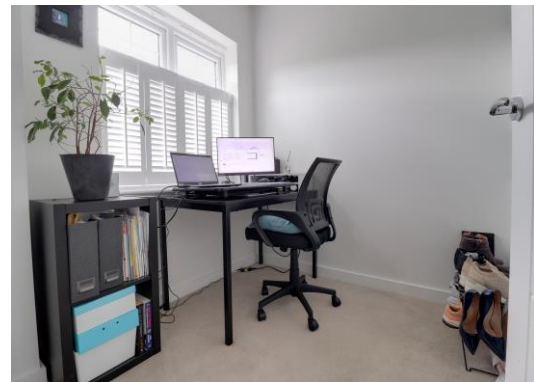
Having paved seating area and laid mainly to lawn.

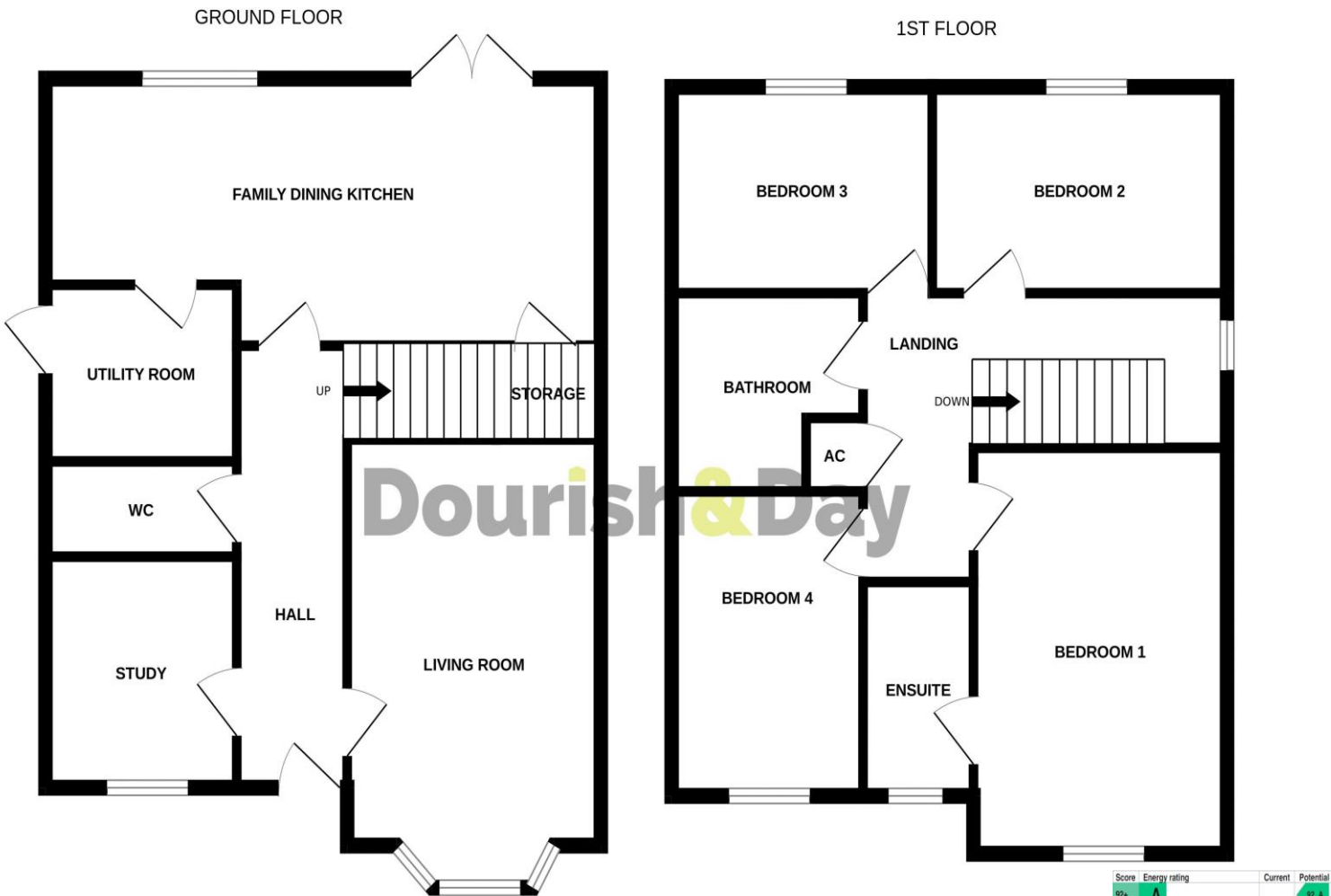
Garage

A single brick built garage having an up and over door to the front elevation with power and lighting.

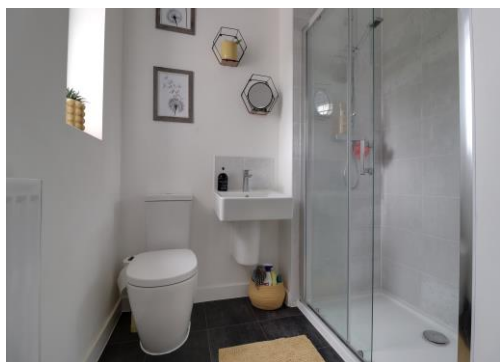
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