



Offers Over £350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: D

Rickerscote Stafford

School Lane Rickerscote
Stafford Staffordshire

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Calling all property searchers! Are you in search of your forever family home with ample space for everyone to enjoy? Look no further than this spacious five-bedroom detached family home in Rickerscote.

Conveniently located close to local shops and just a short drive to Stafford's Town Centre, which offers a wide array of shops, amenities, and a mainline train station. Step inside and be greeted by a welcoming entrance hall leading to a guest WC, a generously sized living/dining room, a well-equipped kitchen, utility room, and a bright conservatory. The ground floor also features a versatile downstairs bedroom with its own en-suite—perfect for guests or multi-generational living. On the first floor, you'll find four well-proportioned bedrooms, with the front-facing rooms offering scenic views, and a family bathroom. Outside, the property boasts a large driveway providing ample off-road parking for several vehicles, a useful storage room, and an enclosed private rear garden—ideal for family gatherings or relaxing in peace. Don't miss out on this fantastic opportunity—call us today to arrange your viewing appointment and avoid disappointment!

- Five Bedroom Detached Family Home
- Spacious Living/Dining Room & Conservatory
- Good Size Kitchen & Utility Room
- Five Bedrooms With Views Of Cannock Chase
- Family Bathroom, Ensuite & Guest WC
- Large Driveway & Enclosed Private Rear Garden

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

Accessed through a double glazed entrance door with a double glazed side panel having stairs leading up to the first floor landing.

Guest WC 7' 6" x 2' 7" (2.29m x 0.80m)

Having a white suite comprising of a pedestal wash hand basin with chrome taps and close coupled WC. Part tiled walls, tiled flooring, radiator and double glazed window to the side elevation.

Lounge/Diner 26' 2" x 16' 2" (7.97m x 4.94m)

A large, spacious lounge/diner having a log burner set into the chimney breast with a tiled hearth and wooden surround, understairs storage cupboard, two radiators, double glazed windows to the front and rear elevation and double glazed double doors leading to the rear elevation.

Kitchen 14' 7" x 9' 7" (4.44m x 2.93m)

Having a range of matching base and eye level units with fitted work surfaces and twin bowl butler style sink with mixer tap. Space for a double oven, undercounter space for plumbed appliances, tiled splashbacks, tiled flooring, radiator, double glazed window to the side elevation and double glazed double doors leading into:

Conservatory 15' 9" x 12' 8" (4.81m x 3.87m)

A spacious brick conservatory having wood effect laminate flooring, wall mounted electric heater, two double glazed windows to the front elevation and double glazed double doors leading to the front elevation.



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Utility Room 9' 9" x 9' 8" (2.97m x 2.94m)

Having base units with fitted countertops, undercounter space for plumbed appliances and wood effect laminate flooring.

Bedroom Five 11' 1" x 9' 7" (3.39m x 2.92m)

A spacious downstairs double bedroom having a radiator and double glazed sliding door to the rear elevation.

En-suite 5' 5" x 6' 8" (1.64m x 2.04m)

Having a white suite comprising of an electric shower in a cubicle with a glazed shower screen, wash basin and vanity unit with chrome mixer tap and cupboard beneath and close coupled WC. Part tiled splashbacks, tiled flooring, chrome towel radiator and glazed window to the side elevation.

First Floor Landing

A spacious landing having access to loft space, airing cupboard with shelving and double glazed window to the side elevation.

Bedroom One 9' 9" x 16' 3" (2.98m x 4.96m)

A spacious double bedroom having a storage cupboard with clothes rail, radiator and two double glazed windows to the front elevation giving a pleasant outlook.

Bedroom Two 10' 1" x 10' 1" (3.07m x 3.08m)

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

Bedroom Three 9' 7" x 11' 7" (2.93m x 3.53m)

A third double bedroom having a radiator and two double glazed windows to the front elevation.

Bedroom Four 10' 0" x 6' 2" (3.06m x 1.88m)

Having a radiator and double glazed window to the rear elevation.

Bathroom 3' 8" x 9' 5" (1.13m x 2.88m)

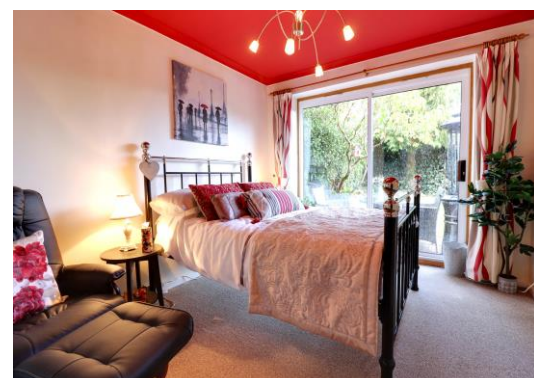
Having a white suite comprising of a panel bath with chrome mixer tap, separate mains fed shower set into a cubicle with glazed shower screen, wash hand basin and vanity unit with chrome mixer tap and cupboard beneath and WC with enclosed cistern. Part tiled walls, tiled flooring, radiator, two double glazed windows to the front elevation and double glazed window to the side elevation.

Outside - Front

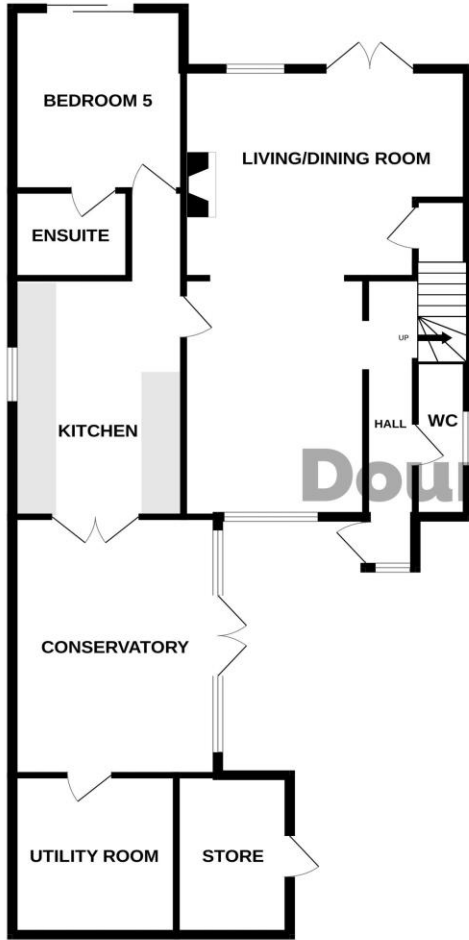
Approached through double wooden gates over a large gravelled driveway providing ample off road parking for several vehicles, outside store and small lawned front garden with an array of matured shrubs, flowers and hedges.

Outside - Rear

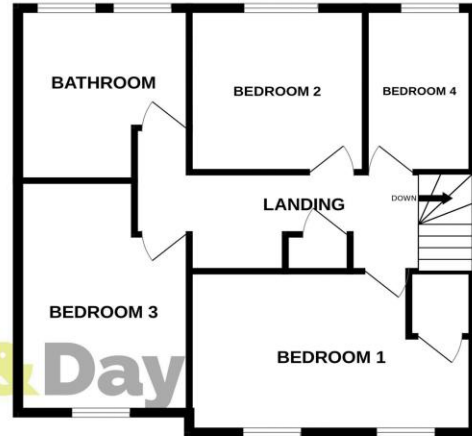
Having a paved seating area leading onto a lawned garden with matured hedges and trees.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
			79
		58	

Full energy efficient - higher running costs
 England & Wales
 EU Directive 2002/91/EC
 www.ec.europa.eu

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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