



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

Doxey Stafford

Reed Drive Doxey
Stafford Staffordshire



This spectacular four-bedroom detached home is finished to an exceptional standard throughout and is sure to capture attention quickly—so don't wait! Situated in a highly sought-after location close to the town centre, this spacious family home offers a perfect blend of style and functionality.

The ground floor features a welcoming entrance hall, a comfortable living room, and a stunning, contemporary high-spec kitchen/diner and family room, complete with a separate utility room and WC. Upstairs, you will find four generously sized bedrooms, a modern family bathroom, and a luxurious en-suite to the master bedroom. Outside, a driveway leads to the garage, while a good-sized, enclosed rear garden provides the perfect space for outdoor relaxation and entertainment. This home is sure to impress and is expected to be in high demand, so call us today to arrange your viewing and avoid missing out!

- Four Bedroom Detached Family Home
- Living Room, Open Plan Kitchen/Dining/Family Room
- Four Spacious Bedrooms With Ensuite To Master
- Family Bathroom & Guest WC
- Driveway, Garage, Enclosed Private Rear Garden
- Walking Distance To Mainline Train

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Accessed through a double glazed composite door, having stairs to the first floor landing, an under stairs storage cupboard, wood effect laminate flooring and a radiator.

Guest WC 3' 0" x 6' 8" (0.92m x 2.04m)

Having a white suite comprising of a wash basin with chrome mixer tap and splashbacks, close coupled WC, radiator and wood effect laminate flooring.

Living Room 16' 10" x 11' 5" (5.14m x 3.47m)

A spacious living room having a projector and electronic projector screen, radiator and double glazed window to the front elevation.

Kitchen/Dining/Family Room 23' 3" x 20' 6" (7.09m x 6.26m)

A spacious open plan L-shaped kitchen/dining/family room. The kitchen area has matching base and eye level units, fitted work surfaces incorporating an inset stainless steel one and a half bowl sink unit with chrome mixer tap, integrated appliances including an oven, microwave oven, four ring gas hob and cooker hood over, dishwasher and fridge freezer. The room also has tiled flooring, two radiators, double glazed windows to the front and rear elevations and a double glazed sliding patio door to the rear garden.



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Utility 5' 10" x 8' 8" (1.78m x 2.64m)

Having base units with fitted counter tops, under counter space for appliances, storage cupboard with wall mounted gas central heating boiler inside, a radiator, tiled flooring and double glazed door to the rear elevation.

Landing

A spacious landing having loft access and an airing cupboard with shelving.

Bedroom One 11' 5" x 10' 9" (3.49m x 3.27m)

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

En-suite 5' 1" x 10' 9" into shower (1.55m x 3.27m into shower)

Having a white suite comprising of a mains shower set into cubicle with glazed screen, half pedestal wash hand basin with chrome mixer tap, close coupled WC, part tiled walls, wood effect laminate flooring, chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 12' 2" x 11' 8" (3.7m x 3.56m)

A spacious double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 10' 11" x 10' 7" (3.34m x 3.22m)

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

Bedroom Four 7' 4" x 10' 8" (2.23m x 3.25m)

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

Bathroom 6' 3" x 6' 7" (1.91m x 2m)

Having a white suite comprising of a panelled bath with mains shower over glazed screen and chrome mixer tap, half pedestal wash basin with chrome mixer tap, close coupled WC, part tiled walls, wood effect vinyl flooring, chrome towel radiator and double glazed window to the front elevation.

Outside - Front

Having a paved walkway leading to the entrance door, planting bed areas to both sides with matured shrubs, a driveway providing off road parking for two vehicles and rear garage.

Garage

Having an up and over door, power and lighting.

Outside - Rear

A south facing garden having a paved seating area leading onto a lawned garden, raised tiled area, planting bed area with matured flowers and shrubs and wooden side gate giving access to the driveway.

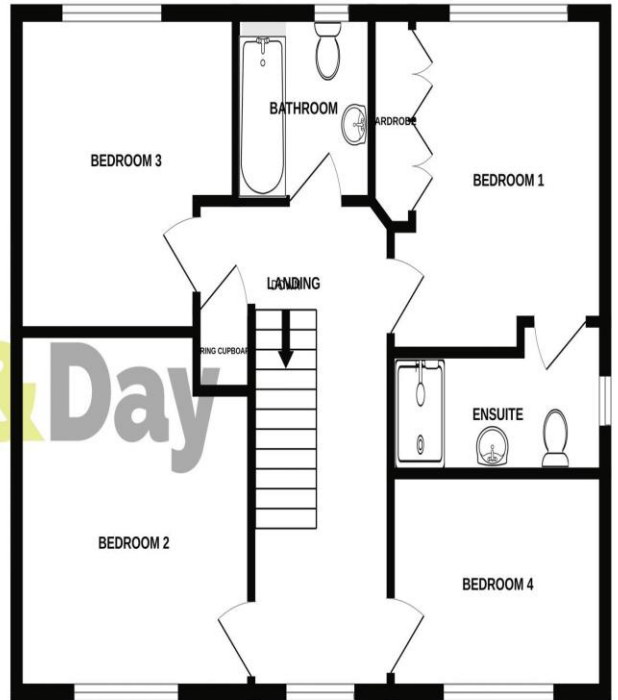
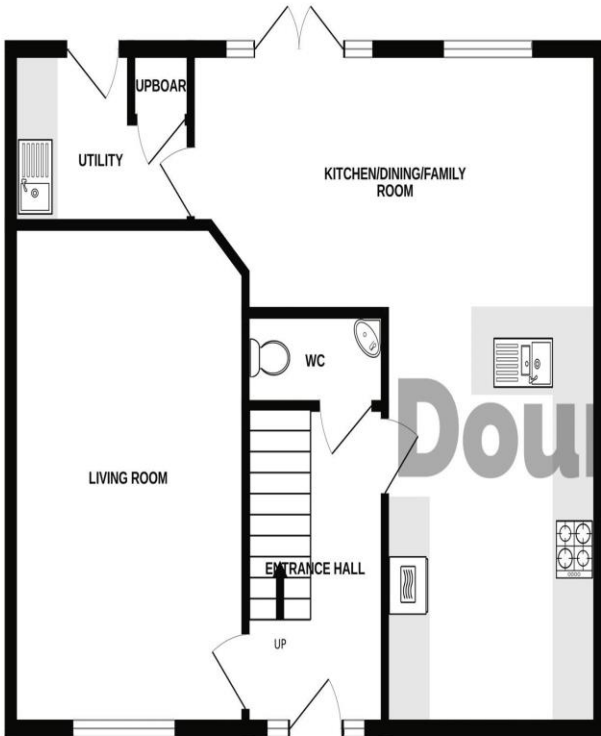
ID Checks

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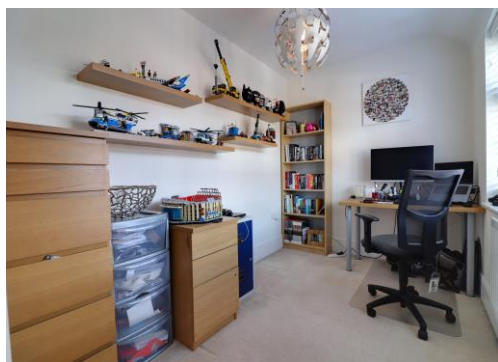
GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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