



£825,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: F

## Stafford

Constable Close  
Stafford Staffordshire



**Introducing this magnificent six-bedroom family residence on Constable Close—an elegant and prestigious executive home that offers an unparalleled living experience. With five spacious bedrooms and a self-contained annex making a sixth, this stunning property truly stands out as the ideal family retreat.**

Upon entering, the ground floor showcases a versatile space perfect for study or relaxation, a grand living room designed for memorable family gatherings, and an impressive open-plan kitchen/diner/family area at the rear. This exquisite space features bi-folding doors that seamlessly connect the indoors to the garden, creating the perfect setting for both entertaining and everyday living. The first floor boasts a spacious master suite complete with a luxurious en-suite, with bedroom two also including its own en-suite for added comfort and privacy. Bedrooms three and four comfortably accommodate double beds, and a fifth bedroom is ideally suited for a single bed. A stylish family bathroom completes this well-appointed upper level. Externally, this remarkable property offers a block-paved driveway providing ample parking, alongside a triple detached garage that houses a self-contained annex. The annex includes a living room, kitchen, bedroom, and bathroom—ideal for guests, extended family, or even as a rental opportunity. The large, beautifully landscaped rear garden provides a private oasis, perfect for relaxation and outdoor enjoyment. Seize this unique opportunity to own an extraordinary home—call us today to arrange your viewing!

- Five Bedroom Detached Family Home
- Living Room, Sitting Room & Kitchen/Dining/Family Room
- Five Spacious Bedrooms, Two Ensuites & Bathroom
- Driveway, Triple Garage & Enclosed Private Rear Garden
- Annex With Living Room, Kitchen, Bedroom & Bathroom
- Close To Stafford's Town & Mainline Train Station

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 leading up to the first floor landing, understairs cloak room, radiator and tiled porcelain flooring.

## Living Room 18' 9" x 13' 1" (5.72m x 4.00m)

A large, spacious living room having a radiator and double glazed bay window to the front elevation.

## Sitting Room/Office 11' 5" x 12' 9" (3.47m x 3.88m)

A versatile room currently being used as an office having a radiator and double glazed bay window to the front elevation.



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## **Kitchen/Dining/Family Room** 14' 2" x 33' 11" (4.32m x 10.35m)

A large, spacious open plan living, having space for a dining table and seamless flow leading into a high quality kitchen comprising of a range of matching base and eye level units, with fitted Corian work surfaces and an inset composite one and a half bowl sink unit with chrome mixer tap. A range of built-in cooking appliances including a double oven, microwave oven, coffee machine and induction hob built into a kitchen island with a cooker hood over. Additional integrated appliances include a dishwasher, double fridge freezer and wine cooler. Porcelain tiled flooring, downlights, two radiators, double glazed window to the rear elevation and double glazed bi-folding doors leading to the rear elevation.



## **Utility Room** 6' 11" x 6' 3" (2.12m x 1.90m)

Having base units with fitted Corian worktops incorporating a composite stainless steel single bowl sink unit with chrome mixer tap. Undercounter space for plumbed appliances, wall mounted gas central heating boiler set into a cupboard, porcelain tiled flooring, radiator, downlights and double glazed door to the side elevation.



## **Guest WC** 6' 11" x 3' 4" (2.11m x 1.02m)

Having a white suite comprising of a pedestal wash hand basin with chrome mixer tap and WC with enclosed cistern. Part tiled walls, radiator, porcelain tiled flooring and downlights.



## **First Floor Landing**

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





**Bedroom One** 13' 2" x 13' 9" (4.02m x 4.18m)

A spacious double bedroom having two built-in double wardrobes with clothes rail, radiator and double glazed window to the front elevation.

**En-suite** 6' 2" x 9' 11" (1.88m x 3.02m)

Having a white suite comprising of a panel bath with chrome mixer tap, separate walk in mains fed shower with glazed shower screen, half pedestal his and hers wash basins with chrome mixer taps and WC with enclosed cistern. Tiled walls, tiled flooring, chrome towel radiator, downlights and double glazed window to the side elevation.



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**Bedroom Two** 12' 9" x 9' 9" (3.89m x 2.98m)

A spacious second double bedroom having two built-in double wardrobes, radiator and double glazed window to the front elevation.



**En-suite** 5' 11" x 9' 2" (1.80m x 2.80m)

Having a white suite comprising of a walk in mains fed shower with a glazed shower screen, half pedestal wash basin with chrome mixer tap and WC with enclosed cistern. Tiled walls, tiled flooring, downlights, chrome towel radiator and double glazed window to the side elevation.



**Bedroom Three** 14' 1" x 13' 1" (4.30m x 3.99m)

A third double bedroom having fitted double wardrobes, radiator and double glazed window to the rear elevation.

**Bedroom Four** 10' 2" x 13' 7" (3.11m x 4.14m)

A fourth double bedroom having fitted double wardrobes, radiator and double glazed window to the rear elevation.

**Bedroom Five** 10' 5" x 6' 8" (3.17m x 2.03m)

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



**Bathroom** 6' 10" x 9' 9" (2.09m x 2.98m)

Having a white suite comprising of a panel bath, separate walk in mains fed shower with glazed shower screen, half pedestal wash basin with chrome mixer tap and WC with enclosed cistern. Tiled walls, tiled flooring, downlights, chrome towel radiator and double glazed window to the side elevation.





## Outside - Front

Approached over a large block paved driveway providing ample off road parking for several vehicles, a front lawned garden with planting border housing hedges and flowers, decorative gravelled area to the side and a stone paved walkway leading to the main entrance door.

## Garage 19' 9" x 8' 4" (6.02m x 2.55m)

Having an up and over door and power and lighting.

## Double Garage 19' 11" x 16' 11" (6.07m x 5.15m)

A spacious double garage having two up and over doors, power and lighting and double glazed door to the rear elevation.



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## Annex - Entrance Hall

A self contained annex accessed through a double glazed composite door having a radiator and stairs leading up to the first floor landing.

## Annex - First Floor Landing

Having a storage cupboard with wall mounted gas central heating boiler inside, radiator and skylight.

## Annex - Open Plan Living/Kitchen 19' 3" x 17' 7" (5.88m x 5.37m)

A spacious living room having two radiators, two double glazed windows to the front elevation and an open flow leading into the kitchen comprising of a range of matching base and eye level units, with fitted work surfaces incorporating an inset stainless steel single bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including an oven with an induction hob, integrated fridge freezer, space for plumbed appliances, porcelain tiled flooring and skylight.

## Annex - Bedroom 11' 7" x 12' 8" (3.54m x 3.87m)

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

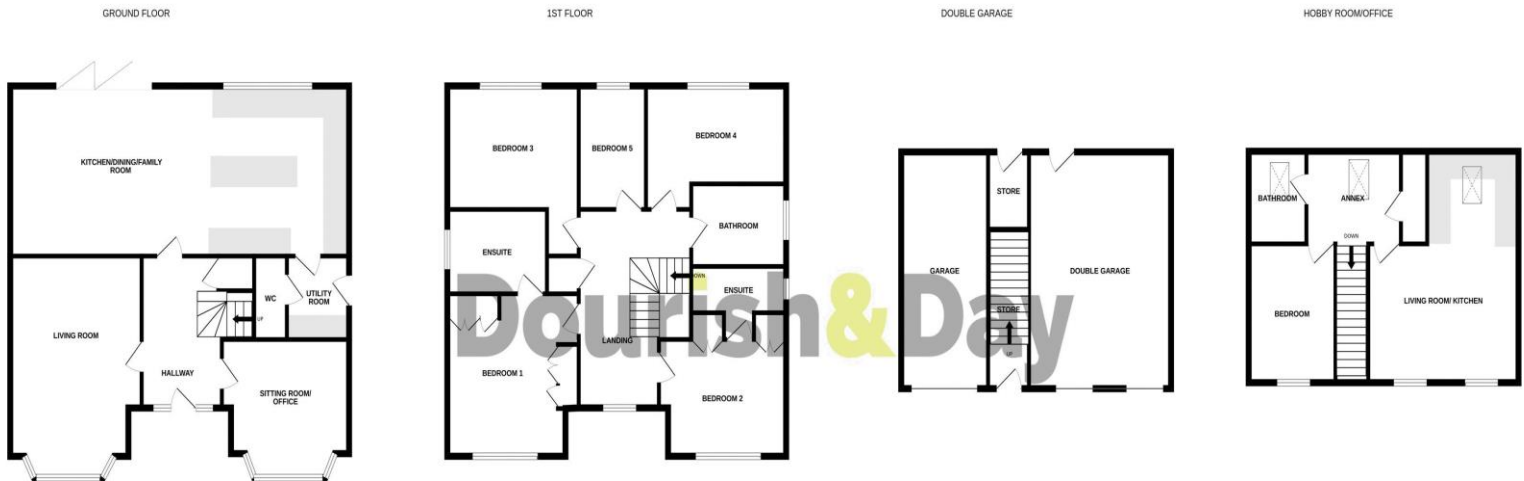
## Annex - Bathroom 6' 5" x 5' 9" (1.95m x 1.76m)

Having a white suite comprising of a panel bath and mains fed shower with glazed shower screen and chrome mixer tap, half pedestal wash basin with chrome mixer tap and WC with enclosed cistern. Tiled walls, tiled flooring, radiator and skylight.

## Outside - Rear

Enclosed by wooden fence panelling having a paved seating area leading onto a large lawned garden, wooden gates to both sides of the property and a storage room built within the garages.





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
Energy efficiency class - lower rating costs			
92+	A	86	92
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			



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