



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Stafford

Nash Avenue
Stafford Staffordshire



If you're searching for a spacious four-bedroom detached family home in a highly desirable location with excellent commuter links and easy access to Stafford Town Centre, your search ends here.

This property offers a versatile layout, perfect for modern family living. Step inside and discover an inviting entrance hallway, guest WC, a generously sized living room, separate dining room, a light-filled conservatory, and a breakfast kitchen with a store and large utility room. The first floor features four well-proportioned bedrooms, including a master with an en-suite, and a family bathroom. Externally, the home boasts a large driveway with ample off-road parking for several vehicles, a single garage, and an easy-to-maintain rear garden. This is a fantastic opportunity to apply your creative vision and transform this house into your dream home. Don't miss out—call us today to arrange your viewing appointment!

- Four Bedroom Detached Family Home
- Spacious Living Room & Conservatory
- Kitchen/Breakfast, Dining Room, Store & Utility
- Four Bedrooms, Ensuite & Family Bathroom
- Large Driveway, Garage & Private Rear Garden
- Close To Stafford Town & Train Station & M6

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 having stairs leading up to the first floor landing, understairs storage area, wood effect laminate flooring and a radiator.

Guest WC 5' 10" x 3' 8" (1.77m x 1.11m)

Having a white suite comprising of a wash basin with chrome taps and close coupled WC. Radiator and double glazed window to the front elevation.

Living Room 18' 11" x 11' 8" (5.76m x 3.55m)

A spacious living room having a gas fire set onto a bricked hearth with a matching surround, wood effect laminate flooring, radiator and double glazed bay window to the front elevation.

Dining Room 11' 11" x 9' 3" (3.64m x 2.81m)

A good sized dining room having a radiator, wood effect laminate flooring and double glazed double doors leading to:

Conservatory 12' 4" x 16' 2" (3.75m x 4.93m)

A large brick built conservatory having double glazed surrounding, tiled flooring, double glazed double door leading to the rear elevation and a further double glazed door to the rear elevation.

Kitchen Breakfast 15' 5" x 9' 9" (4.69m x 2.97m)

Having a range of matching base and eye level units with fitted work surfaces and an inset composite single bowl sink unit with chrome mixer tap. Range of built-in cooking appliances including an oven, microwave oven and five ring gas hob with cooker hood



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over, additional integrated appliances include a dishwasher and fridge freezer. Tiled flooring, radiator and double glazed window to the conservatory.

Store Room 8' 1" x 7' 9" (2.46m x 2.35m)

A useful store room having a radiator.

Utility Room 7' 1" x 7' 10" (2.16m x 2.39m)

Having a range of matching base and eye level units with an inset stainless steel single bowl sink unit with chrome mixer tap. Undercounter space for plumbed appliances, tiled flooring, tiled splashbacks and double glazed door to the rear elevation.

First Floor Landing

Having access to loft space, airing cupboard with shelving and double glazed window to the side elevation.

Bedroom One 15' 9" into bay window x 12' 3" (4.79m into bay window x 3.73m)

A spacious double bedroom having fitted double wardrobes, radiator and double glazed bay window to the front elevation.

En-suite 4' 6" x 8' 6" (1.38m x 2.60m)

Having a white suite comprising of a mains fed shower set into a cubicle with glazed shower screen, wash basin and vanity unit with chrome mixer tap and cupboard beneath and WC. Tiled walls, tiled flooring, chrome towel radiator, downlights and double glazed window to the side elevation.

Bedroom Two 11' 3" x 8' 0" (3.43m x 2.43m)

A second double bedroom having fitted double wardrobes with clothes rail, radiator and double glazed window to the rear elevation.

Bedroom Three 10' 2" x 7' 1" (3.09m x 2.17m)

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

Bedroom Four 9' 2" x 6' 3" (2.80m x 1.91m)

Having fitted double wardrobes, radiator and double glazed window to the rear elevation.

Bathroom 5' 3" x 8' 5" (1.59m x 2.56m)

Having a white suite comprising of a panel bath with mains fed shower and chrome mixer tap, wash basin and vanity unit with chrome mixer tap and cupboard beneath and WC with enclosed cistern. Tiled walls, tiled flooring, chrome towel radiator, downlights 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 and giving access to a wooden side gate that leads to the rear garden.

Garage 17' 4" x 8' 2" (5.28m x 2.50m)

Having an up and over door, power and lighting, wall mounted gas central heating boiler and integral door leading to the store room.

Outside - Rear

Enclosed by wooden fence panelling having a paved seating area that leads onto a lawned garden and garden shed.

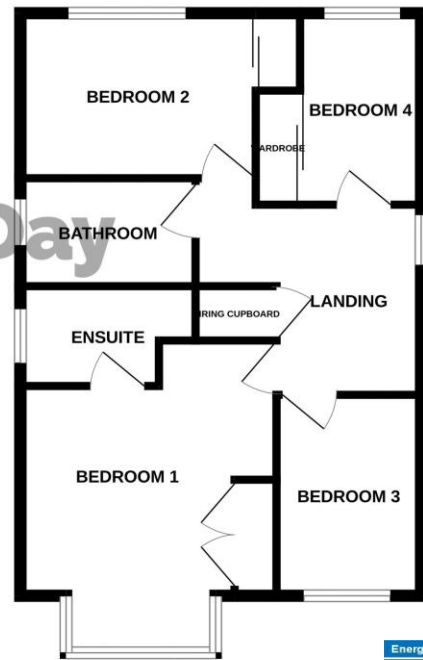
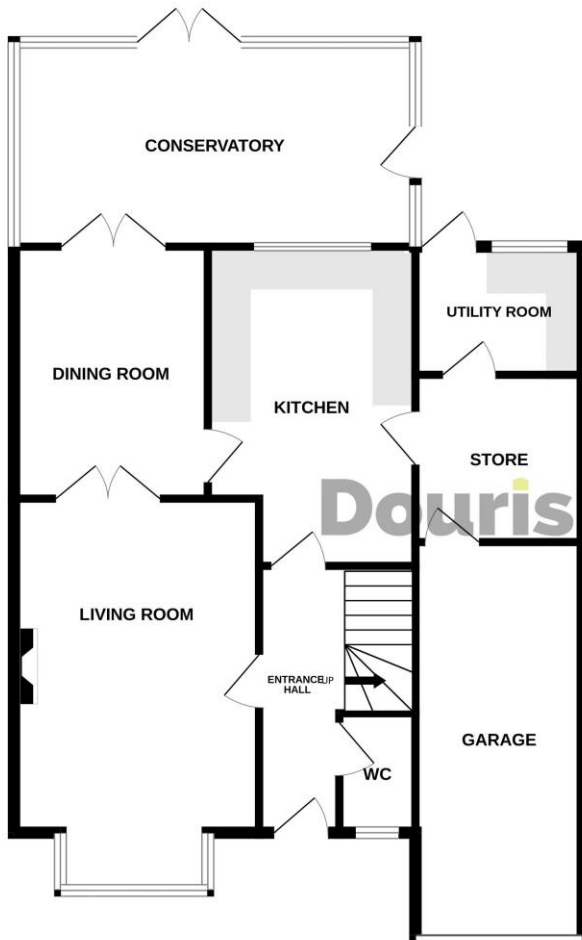
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GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		82	84
<small>EU energy efficient - higher running costs</small> England & Wales			
<small>EU Directive 2002/91/EC</small> <small>www.epcrea.com</small>			

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