



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Stafford

Fernwood  
Stafford Staffordshire



***This beautifully presented and modernized four-bedroom link-detached family home is perfectly situated in a sought-after location, offering easy access to excellent schools and commuter links.***

Step inside to discover a welcoming entrance hallway, a spacious living room, and a stylish kitchen/dining area that flows seamlessly into a large, double-glazed conservatory—ideal for family gatherings. The ground floor also features a convenient double bedroom with its own ensuite, perfect for guests or extended family. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the property benefits from a driveway and a low-maintenance rear garden, designed for ease and relaxation. This home is perfect for growing families, so don't miss your chance—call us today to arrange your viewing appointment!

- Four Bedroom Linked Detached Family Home
- Living Room, Kitchen/Dining Room & Conservatory
- Ground Floor Bedroom With En-suite
- Three Bedrooms & Family Bathroom
- Driveway & Enclosed Private Rear Garden
- Close To Stafford Town & M6 Road &

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

Being accessed through an entrance door with a double glazed side panel and having stairs leading to the first floor with understairs storage cupboard, tiled floor and radiator.

## Living Room 13' 7" x 11' 3" (4.15m x 3.44m)

A good-sized living room having a radiator and double glazed bow window to the front elevation.

## Kitchen / Dining Room 11' 1" x 17' 4" (3.38m x 5.29m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl stainless steel sink unit with a chrome mixer tap. Range cooker with eight ring gas hob and cooker hood over. Additional integrated appliances include a washing machine and dishwasher. Space for an American style fridge/freezer, tiled splashbacks, tiled floor, radiator, double glazed window to the rear elevation, double glazed double doors giving access to the conservatory. There is a further double glazed door to the side elevation and an understairs storage cupboard.

## Conservatory 12' 0" x 9' 11" (3.67m x 3.01m)

Of dwarf brick wall construction with double glazed windows, radiator, ceiling fan, and double glazed double doors giving views and access to the rear garden.



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## **Ground Floor Bedroom Four** 12' 10" x 8' 0" (3.90m x 2.44m)

Once the former garage and converted to provide a further bedroom and having a radiator and double glazed bow window to the front elevation.

## **Ensuite Shower Room** 2' 7" x 7' 11" (0.78m x 2.41m)

Having a white suite including a shower cubicle with electric shower and glazed screen, pedestal wash hand basin with chrome taps and close coupled WC. Chrome towel radiator, tiled floor, downlights and double glazed window to the side elevation.

## **First Floor Landing**

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

## **Bedroom One** 12' 0" x 9' 11" (3.65m x 3.02m)

A spacious main bedroom having fitted double wardrobes providing hanging rail, radiator and double glazed window to the front elevation.

## **Bedroom Two** 11' 3" x 9' 3" (3.43m x 2.83m)

A further double bedroom having a radiator, wood effect laminate floor and double glazed window to the rear elevation.

## **Bedroom Three** 8' 6" x 7' 1" (2.59m x 2.15m)

Having a useful storage over-stairs storage cupboard, radiator and double glazed window to the front elevation.

## **Bathroom** 5' 5" x 8' 1" (1.64m x 2.47m)

Having a white suite comprising of panelled bath with an electric shower over and glazed screen and chrome taps, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, vinyl floor, radiator, double glazed windows to the side and rear elevations.

## **Outside - Front**

The property is approached over a block paved driveway with a further gravelled area to the side providing additional off-road parking. The garden is laid to lawn with mature shrubs.

## **Outside - Rear**

There is a paved seating area overlooking the remainder of the garden which is mainly laid to lawn with a further gravelled area to the rear. The garden shed is enclosed in the sale and the garden has beds with maturing plants and shrubs and is enclosed by panel fencing.

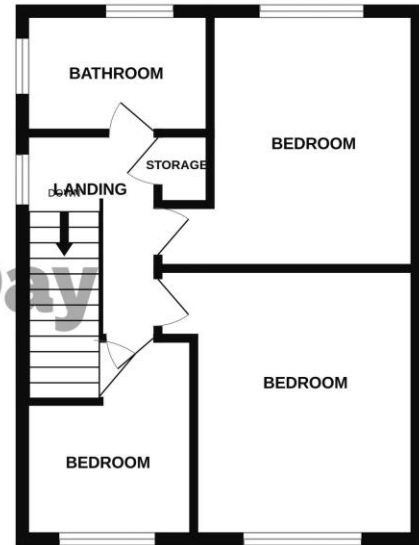
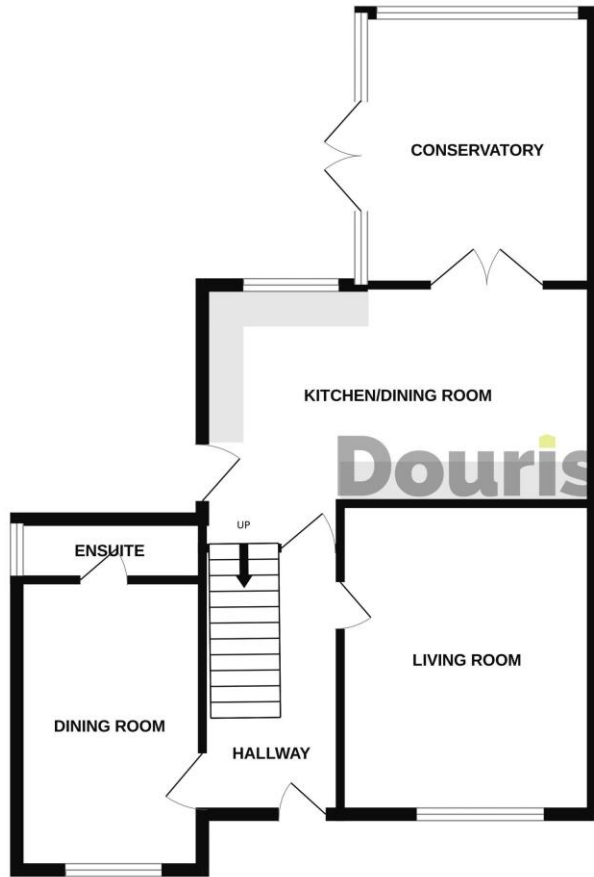
## **ID Checks**

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GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Very energy efficient - lowest running costs	(92+)		
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F	(11-20)		
G	(1-10)		
England & Wales			
EU Directive 2002/91/EC			
www.epcrea.com			

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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