



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: C

## Stafford

16 Landor Way  
Stafford Staffordshire ST17 9WL



**Prepare to be pleasantly surprised by this exceptional link-detached home, which defies the typical estate property stereotype. Set on a generously sized garden plot, complete with off-street parking and a garage, this residence offers a blend of space and style.**

Step through the entrance hall, where you'll find a convenient guest WC, setting the tone for the thoughtful design throughout. The ground floor unfolds into an inviting open plan living space, seamlessly connecting the living room, kitchen, and dining area, further enhanced by a charming conservatory. Upstairs, three well-proportioned bedrooms await, accompanied by a family bathroom, ensuring comfort and convenience for all residents. Outside, the property impresses with its ample parking options on the block-paved driveway, alongside the single garage and a private rear garden. This property is poised to attract attention, priced realistically and offering irresistible appeal. Don't miss your chance—schedule a viewing today

- Spacious Linked-Detached Family Home
- Open Plan Living Room, Kitchen & Dining Room
- Three Well Proportioned Bedrooms
- Family Bathroom & Guest WC
- Driveway, Garage & Rear Garden
- Close To Schools & Stafford Town Centre

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 stairs leading up to the first floor landing with understairs storage cupboard, tiled flooring, and a double glazed window to the side elevation.

## Guest WC 5' 9" x 3' 0" (1.75m x 0.91m)

Fitted with a white suite comprising of a low-level WC & wash hand basin with chrome taps & splashbacks. In addition, there is a radiator, tiled effect flooring, and double glazed window to front elevation.

## Open-Plan Living, Dining, Kitchen 23' 3" x 17' 0" (7.08m x 5.19m)

A spacious hub of the home. The open-plan kitchen features a matching range of fitted wall, base & drawer units with work surfaces over incorporating an inset stainless steel single bowl sink unit with chrome mixer tap. Appliances include oven, 4-ring gas hob, hood over. There is a wall mounted gas central heating boiler, tiled splashbacks, part tiled flooring and solid oak flooring throughout the rest of the space. There is two radiators, a double glazed window to the front & rear elevations, and double glazed doors leading into the conservatory.



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## **Conservatory** 11' 1" x 8' 1" (3.38m x 2.46m)

A brick based conservatory having double glazed windows and double glazed French doors leading out to the garden. The conservatory also benefits from having tiled flooring.

## **First Floor Landing**

Having loft access & airing cupboard.

## **Bedroom One** 9' 2" x 10' 7" (2.79m x 3.22m)

A double bedroom, having double fitted wardrobes, radiator, wood laminate flooring, and double glazed window to rear elevation.

## **Bedroom Two** 10' 11" x 8' 10" (3.33m x 2.69m)

A second double bedroom, having fitted double wardrobe, wood laminate flooring, radiator, and double glazed window to front elevation.

## **Bedroom Three** 7' 9" x 8' 1" (2.35m x 2.46m)

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

## **Bathroom** 6' 1" x 6' 2" (1.85m x 1.88m)

Having a white suite comprising of a panelled bath with chrome mixer tap & electric shower, wash hand basin with chrome mixer tap, and low-level WC. There is part-tiled walls, tiled effect flooring, a radiator, double glazed window to rear elevation.

## **Outside Front**

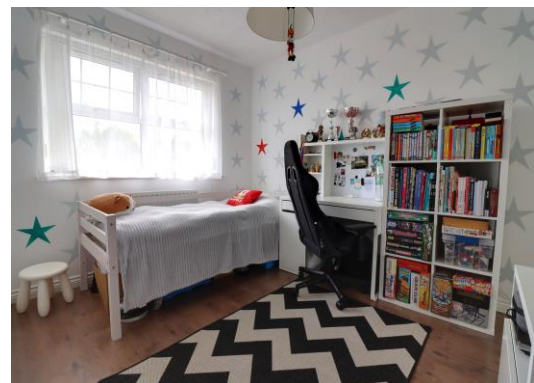
Approached over a block paved driveway with an additional gravelled driveway to the side providing off-street parking for vehicles. There is side access leading to the rear garden. The driveway provides access to the garage & entrance door to the front elevation.

## **Garage** 17' 9" x 8' 6" (5.41m x 2.60m)

Having an up and over garage door to the front elevation, a double glazed pedestrian access door to the rear elevation, and benefitting from having both power & lighting installed.

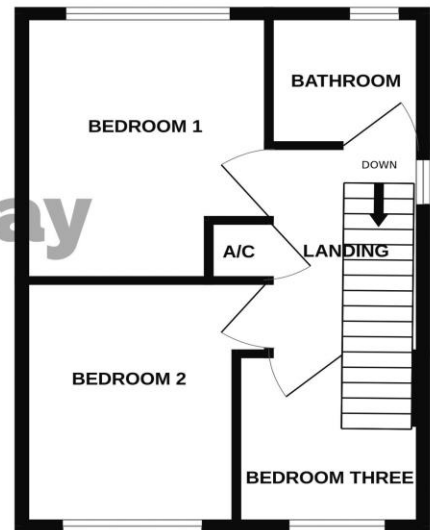
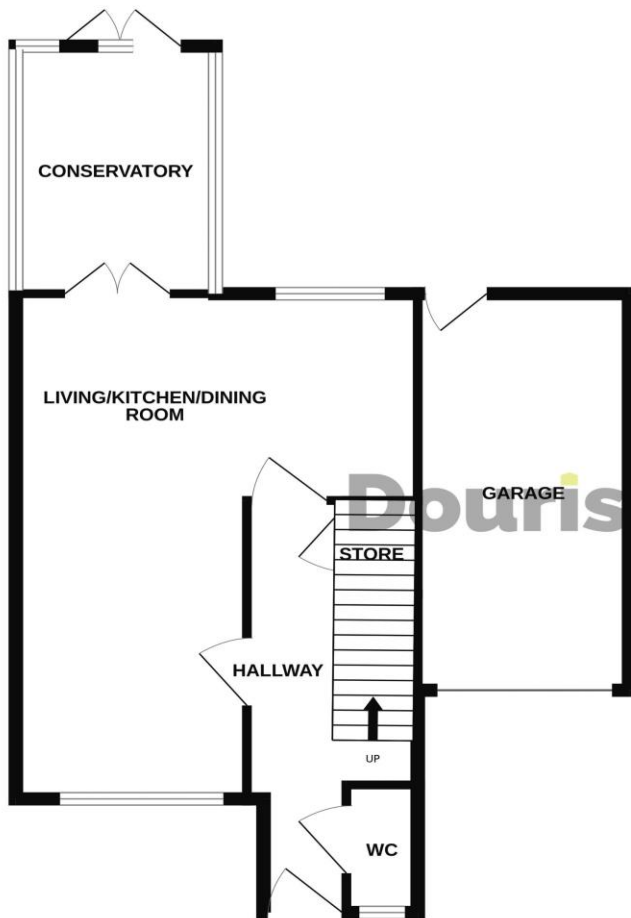
## **Outside Rear**

Having a gravelled seating area, a lawned garden area, a small decked seating area, an array of mature shrubs, and enclosed by panelled fencing.



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		
		73	85
Less energy efficient - higher running costs			
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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