



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Doxey Stafford

Lapwing Place Doxey
Stafford Staffordshire



Introducing this stunning four-bedroom family home, situated on a highly sought-after, newly built development, perfect for modern living. Located close to Stafford's town centre and mainline train station, this property is ideal for commuters.

Step inside to find a welcoming entrance hall, a spacious living room, and a large, open-plan kitchen/dining/family room with a handy utility area, providing the perfect space for entertaining and everyday family life. On the first floor, you'll discover two generously sized double bedrooms, including a master with a stylish en-suite, and a well-appointed family bathroom. The second floor boasts two additional double bedrooms, making it ideal for growing families. Externally, the property offers off-road parking for two vehicles and a beautifully landscaped rear garden, perfect for outdoor relaxation. Homes of this calibre rarely come to market, so don't miss out—call us today to arrange your viewing appointment!

- Four Bedroom Detached Family Home
- Living Room & Open Plan Living/Dining/Kitchen
- Large Double Bedrooms With Ensuite To Master
- Utility, Guest WC & Family Bathroom
- Off Road Parking & Private Enclosed Rear Garden
- Close To Stafford Mainline Train Station &

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Entrance Hall

Being accessed through a double glazed composite door with stairs leading to the first floor, radiator and tiled floor.

Guest WC 5' 2" x 3' 4" (1.58m x 1.01m)

Having a white suite which includes a pedestal wash hand basin with chrome mixer tap and close coupled WC. Tiled floor and radiator.

Living Room 17' 7" x 10' 10" (5.36m x 3.31m)

A spacious living room having an electric fire set within a media wall, two radiator, double glazed windows to the front and side elevation and a further double glazed bay window to the side elevation.

Kitchen / Dining / Family Room 28' 3" x 17' 10" (8.60m x 5.44m)

A large, spacious which has an open plan living / family area. The kitchen includes a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with cooker hood over and fridge freezer. Tiled floor, double glazed windows to the side and front elevations and double glazed double doors give views and access to the side elevation. In addition, there are downlights and two skylight windows.



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Utility Room 4' 6" x 6' 8" (1.37m x 2.03m)

Having fitted base units with work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap, space for appliances, tiled floor and radiator.

First Floor Landing

Having stairs leading to the second floor landing, radiator and double glazed window to the front elevation.

Bedroom One 17' 7" x 9' 7" (5.37m x 2.92m)

A spacious main bedroom having two radiators, two double glazed windows to the side elevation and a further double glazed window to the front elevation.

Ensuite Shower Room 4' 6" x 7' 3" (1.38m x 2.20m)

Having a white suite comprising of a walk-in shower cubicle with fitted shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor, radiator and double glazed window to the rear elevation.

Bedroom Four 9' 10" x 10' 2" (2.99m x 3.10m)

A fourth double bedroom having a radiator and double glazed window to the side elevation.

Family Bathroom 7' 5" x 10' 0" max (2.25m x 3.06m max)

Having a white suite including a panelled bath with chrome mixer tap, separate walk-in shower cubicle with fitted shower, pedestal wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor, radiator and double glazed window to the front elevation.

Second Floor Landing

Having access to loft space and airing cupboard.

Bedroom Two 13' 4" x 9' 5" (4.07m x 2.88m)

A second double bedroom having a useful storage cupboard, radiator and two double glazed windows to the front and side elevation.

Bedroom Three 13' 4" x 10' 0" (4.07m x 3.06m)

A third double bedroom having a useful storage cupboard, radiator and two double glazed windows to the front and side elevation.

Outside - Front

The property is approached over a tarmac drive which provides off-road parking for two vehicles and a wraparound front garden having a variety of plants and shrubs.

Outside - Rear

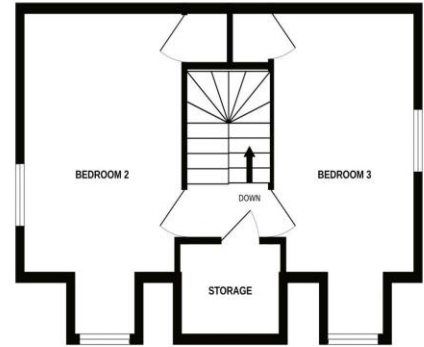
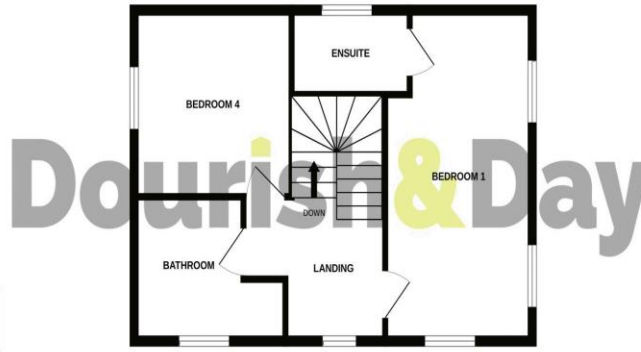
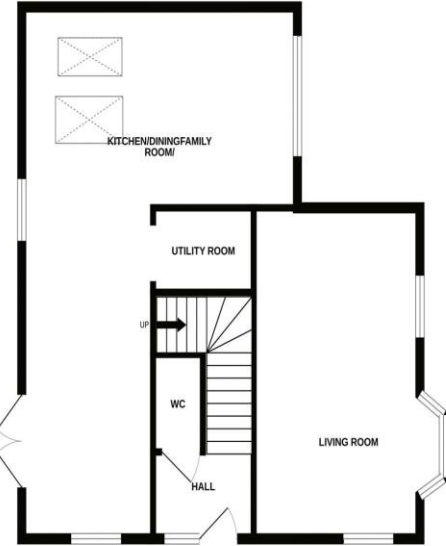
Having a porcelain tiled sitting area overlooking the remainder of the garden being mainly laid to lawn with a decorative gravelled border having a variety of plants and shrubs and being enclosed by panel fencing.



GROUND FLOOR

1ST FLOOR

2ND 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(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	
www.epcrea.com			



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