



Offers Over £365,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: E

Weston Stafford

Bridge Close Weston
Stafford Staffordshire



If you're on the hunt for the perfect family home, this four-bedroom detached residence could be just what you're looking for! Set on an expansive garden plot in a highly desirable village, this beautifully presented home offers all the space and comfort you need.

The ground floor features a welcoming entrance hall, a contemporary guest WC, and a large living/dining room perfect for gatherings. The kitchen offers plenty of space for preparing meals, and a side porch provides access to a convenient utility room. Upstairs, you'll find four well-proportioned bedrooms, none of which are small (the fourth bedroom is used as a dressing room) and a modern family shower room. Outside, the property sits on a generous plot with a low-maintenance front garden, a driveway offering plenty of parking, and access to two garages. The large, private rear garden is perfect for relaxing or hosting family events. With No Onward Chain, this property is ready to welcome its new owners.

- Four Bedroom Detached Family Home
- Large Living/Dining Room & Kitchen
- Three Bedrooms & Dressing Room
- Shower Room, Guest WC & Ensuite
- Driveway, Two Garages & Private Rear Garden
- Highly Desirable Village & No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor, two storage cupboards and a radiator.

Guest WC 5' 0" x 4' 0" (1.52m x 1.21m)

Having a white suite which includes a pedestal wash hand basin with chrome taps and close coupled WC. Part tiled splashbacks and a window to the side elevation.

Living / Dining Room 24' 4" x 11' 11" (7.41m x 3.63m)

A large, spacious living / dining room having a gas fire set on a solid polished Granite hearth with matching wooden Georgian style surround, two radiators, double glazed bow window to the front elevation and double glazed window to the rear elevation.

Kitchen 9' 0" x 11' 0" (2.75m x 3.36m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with a chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with a cooker hood over. Tiled splashbacks, tiled floor, radiator and double glazed window to the rear elevation and a double glazed door to:

Lean To

Having doors to both the front and rear elevations, there are paved slabs and glazed door leads to the rear elevation.



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Utility Room 8' 0" x 8' 10" (2.44m x 2.68m)

Being situated behind the garage with a range of base units with fitted work surfaces and inset stainless steel sink unit with chrome mixer tap. Space for appliances, radiator and double glazed window to the rear elevation and internal door to the garage.

First Floor Landing

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

Bedroom One 12' 1" x 9' 11" (3.69m x 3.02m)

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



Ensuite

Having a shower cubicle with mains shower fitted.

Dressing Room / Bedroom Four 12' 8" x 6' 10" (3.85m x 2.09m)

Formerly the fourth bedroom but is currently being used as a dressing room and having triple fitted wardrobe providing hanging rail, radiator and double glazed window to the rear elevation.



Bedroom Two 11' 8" max x 11' 8" (3.55m max x 3.55m)

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

Bedroom Three 8' 1" x 7' 11" (2.46m x 2.42m)

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



Shower Room 6' 0" x 6' 5" (1.84m x 1.96m)

Having a white suite comprising of a shower cubicle with main shower and glazed screen, wash hand basin set in a vanity unit with chrome mixer tap and cupboard beneath and WC with an enclosed cistern. Tiled walls, tiled floor, radiator and double glazed window to the front elevation.

Outside - Front

The property is approached over a large driveway which provides ample off-road parking. There are raised brick beds having a variety of maturing shrubs. The driveway leads to the two garages.

Garage One 18' 6" x 8' 6" (5.65m x 2.58m)

Having an up and over door, power, lighting and a internal window and door leading to the utility room.

Garage Two 20' 1" x 11' 1" (6.11m x 3.37m)

Having timber entrance doors to the front elevation, power, lighting and a door gives access to the rear garden.

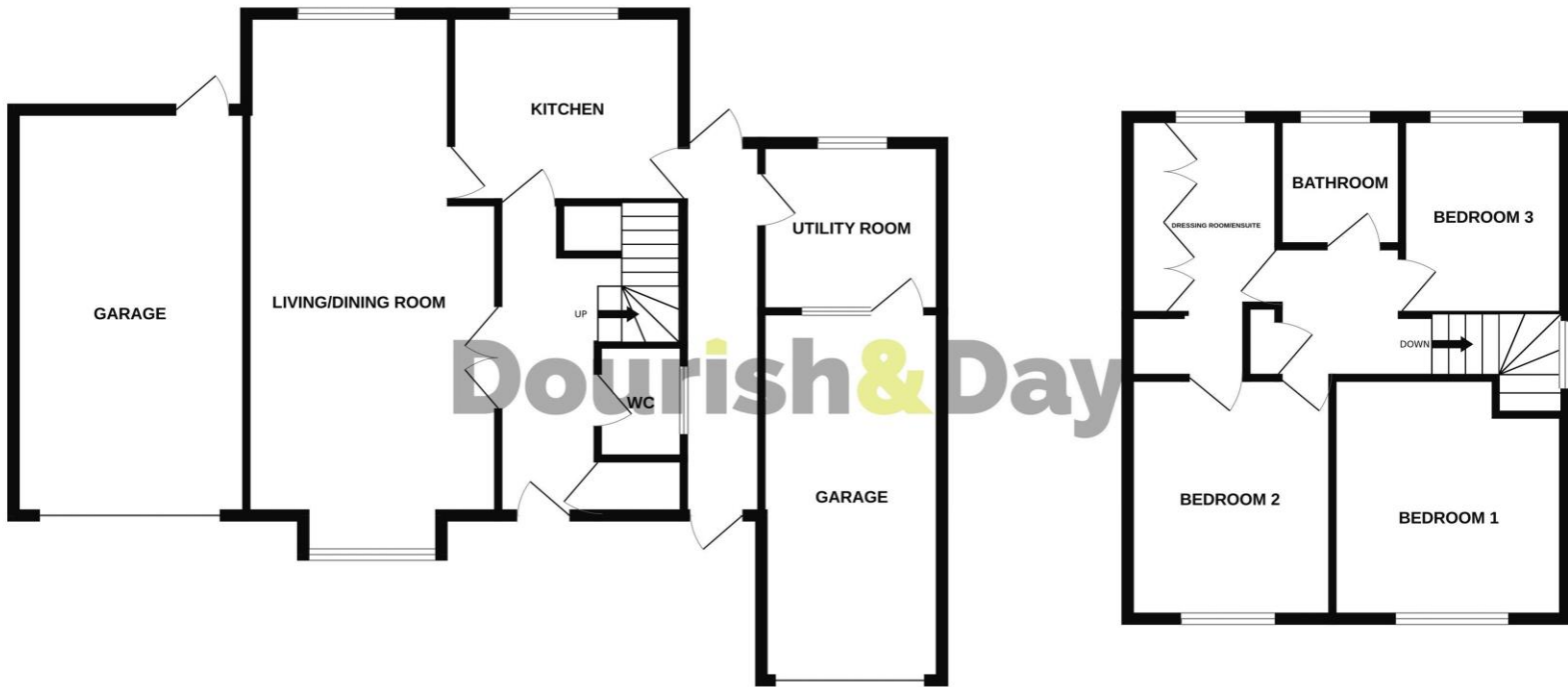
Outside - Rear

Having a stone seating area overlooking the remainder of the garden being mainly laid to lawn with a gravelled pathway and slate planting bed area with a variety of mature shrubs. In addition, there is a further paved seating area. The greenhouse and garden shed are included in the sale. The garden is enclosed by panel fencing..



GROUND FLOOR

1ST 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	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Very energy efficient - higher running costs	(0-10)		
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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