



Offers in Excess of
£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: E

Stafford

Thorneyfields Lane
Stafford Staffordshire



Introducing this spacious and well-appointed four-bedroom semi-detached family home, located in a highly desirable area.

Sitting on an impressive corner plot, this fantastic property features a large driveway providing ample parking for multiple vehicles, along with a generous and private rear garden—perfect for family gatherings and outdoor living. Inside, you'll find an inviting entrance hall, a cosy living room, and a bright open-plan kitchen/dining area, ideal for modern family life. Additional conveniences include a utility room and a guest shower room/WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Situated close to Stafford's vibrant town centre, with a wealth of shops, amenities, and a mainline train station, this home offers both space and convenience. Don't miss out—call us today to arrange your viewing appointment and avoid disappointment!

- Spacious Four Bedroom Family Home
- Living Room & Open Plan Kitchen/Dining Room
- Four Bedrooms & Family Bathroom
- Utility Room & Guest Shower Room
- Large Driveway & Large Private Rear Garden
- Located In A Highly Popular Location

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 composite entrance door with double glazed side panels and having stairs leading up to the first floor landing, an under stairs storage cupboard, radiator and wood effect laminate flooring.

Living Room 16' 1" x 12' 0" (4.91m x 3.65m)

A spacious living room having a gas fire set into the chimney breast with wooden surround, wooden flooring, radiator and double glazed bay window to the front elevation.

Kitchen/Dining Room 9' 3" x 19' 4" (2.81m x 5.89m)

Having a range of matching base and eye level units with fitted work surfaces and a composite one and a half bowl sink unit with chrome mixer tap and a range of built in appliances including a double oven with electric hob and cooker hood over, dishwasher and fridge freezer. The room also benefits from having wood effect laminate flooring, a radiator, panelled radiator, downlights, double glazed windows to the front and side elevations and double glazed double door to the rear elevation.

Utility 9' 3" x 6' 11" (2.83m x 2.1m)

Having a fitted storage cupboard, space for appliances, wood effect flooring, towel radiator, downlights and double glazed door to the rear elevation.



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Guest Shower Room 6' 3" x 3' 4" (1.91m x 1.02m)

Having a white suite comprising of a mains shower set into cubicle with glazed screen, wash basin and vanity unit with mixer tap and cupboard beneath, close coupled WC, downlights and wood effect laminate flooring.

Landing

Having loft access and an airing cupboard.

Bedroom One 14' 2" x 11' 0" (4.33m x 3.35m)

A spacious double bedroom having a radiator, wood effect laminate flooring and double glazed window to the front elevation.

Bedroom Two 9' 5" x 10' 0" (2.87m x 3.05m)

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

Bedroom Three 11' 5" x 8' 11" (3.47m x 2.71m)

A third double bedroom having a radiator, wood effect laminate flooring, loft access and double glazed windows to the front and rear elevations.

Bedroom Four 7' 5" x 7' 11" (2.26m x 2.41m)

Having a radiator, wood effect laminate flooring and double glazed window to the front elevation.

Bathroom 6' 1" x 9' 5" (1.85m x 2.86m)

Having a white suite comprising of a panelled bath with mains shower over glazed screen and chrome mixer tap set into the wall, wash hand basin and vanity unit with chrome mixer tap, close coupled WC, wood effect laminate flooring, towel radiator and double glazed window to the rear elevation.

Outside - Front

Approached over a large driveway providing ample off road parking for several vehicles, the driveway gives access to the main entrance door and separate garage and a side wooden gate gives access to the rear garden.

Outside - Rear

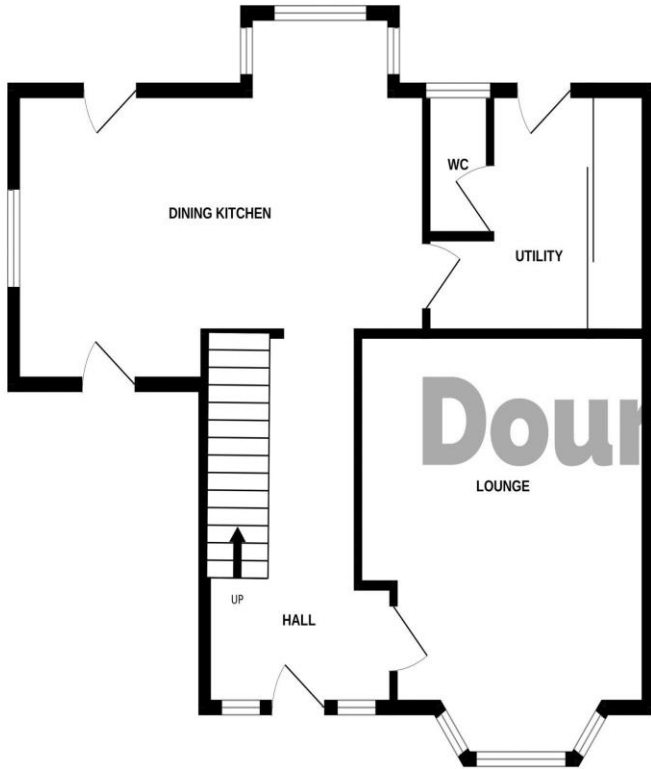
Having a paved seating area with steps leading down to a turfed garden, a separate large lawned garden and an array of matured hedges and shrubs. The garden is enclosed by wooden fence panelling.

ID Checks

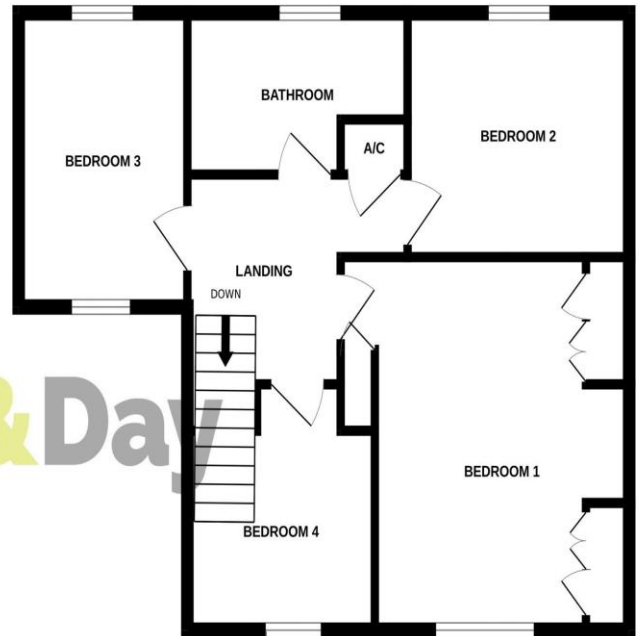
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GROUND FLOOR



FIRST 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	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs		63	74

England & Wales EU Directive 2002/91/EC
www.epcrea.com



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