



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

St Marys Gate Stafford

Avondale Circle St Marys Gate
Stafford Staffordshire



Step into something new with this stunning, modern three-storey, four-bedroom semi-detached family home, located in a highly sought-after development with easy access to Stafford Town Centre and local schools.

The spacious interior includes an entrance hall, guest W.C., living room, and an open-plan kitchen/dining room on the ground floor. The first floor offers three bedrooms and a family bathroom, while the top floor is dedicated to the impressive master suite, complete with a large double bedroom and en-suite shower room. Outside, you'll find parking, a single garage, and a rear garden. This home offers the perfect opportunity for a fresh start—contact us quickly as properties like this are in high demand!

- Superb Modern 3 Storey Semi-Detached Family Home
- Living Room & Kitchen/Dining Room
- Four Well Proportioned Bedrooms
- Bathroom, En-Suite & Guest WC
- Driveway & Garage
- Enclosed Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a double glazed entrance door and having wood effect flooring, a useful storage cupboard and radiator.

Guest WC 6' 2" x 3' 1" (1.87m x 0.94m)

Fitted with a contemporary suite which includes a WC and pedestal wash hand basin. The room also benefits from having tiled flooring, a radiator and double glazed window to the front elevation.

Kitchen/Dining Room 15' 11" into bay x 10' 3" (4.85m into bay x 3.12m)

A beautiful kitchen fitted with a matching range of wall, base and drawer units with a worktop which incorporates a stainless steel one and a half bowl sink drainer unit with mixer tap and an array of integrated appliances that include a double oven, hob with hood above, dishwasher, fridge freezer and washing machine. The room also benefits from having recess downlights, tiled flooring, a double glazed window to the side elevation and double glazed bay window to the front elevation.



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Living Room 12' 4" x 17' 5" (3.77m x 5.32m)

A good sized bright reception room spanning the full width of the rear of the property and featuring wood effect flooring, two radiators, a double glazed window to the rear elevation and double glazed double doors leading to the garden.

First Floor Landing

Having stairs rising up to the second floor.

Bedroom Two 13' 8" x 10' 5" (4.16m x 3.17m)

A double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Three 12' 2" into wardrobes x 10' 5" (3.72m into wardrobes x 3.17m)

A double bedroom with fitted wardrobes, a radiator and double glazed window to the front elevation.

Bedroom Four 10' 0" x 6' 10" (3.06m x 2.08m)

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

Family Bathroom 6' 2" x 6' 10" (1.88m x 2.08m)

Fitted with a contemporary suite which includes a WC, wash hand basin with mixer tap, panelled bath with centre fill mixer taps and mains shower over. Whilst the room also benefits from having tiled flooring, recess downlights, a chrome towel radiator and double glazed window to the front elevation.

Second Floor Landing

Having a built in cupboard and radiator.

Bedroom One 20' 11" x 14' 2" into wardrobes (6.37m x 4.32m into wardrobes)

A large principal bedroom suite that features a built in double wardrobe with sliding mirrored fronts, two radiators, two skylight windows and double glazed window to the front elevation.

En-suite Shower Room 9' 6" max x 5' 5" (2.90m max x 1.64m)

Fitted with a contemporary suite which includes a WC, wash hand basin with chrome mixer tap and tiled double shower cubicle fitted with mains mixer shower. The room also benefits from having an electric shaver point, recess downlights, tiled flooring, chrome towel radiator and skylight window to the rear elevation.

Outside - Front

The property is approached over a driveway which extends to the side of the property leading up to the:

Garage

A single garage accessed via an up and over garage door.

Outside - Rear

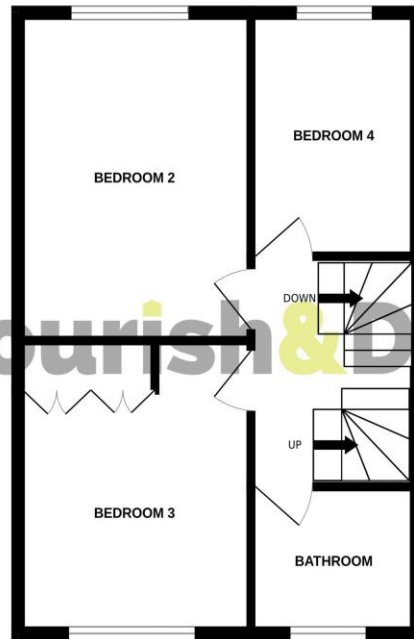
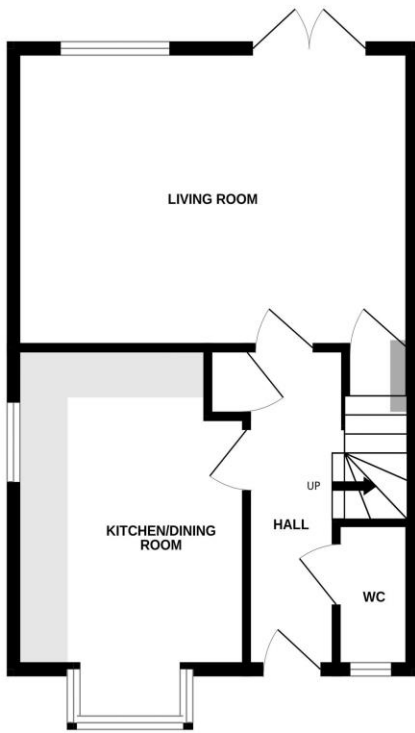
An enclosed garden featuring a lawn and paved patio seating area with gated side access leading onto the driveway.



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 - lowest running costs	(92+)		94
A	(81-91)	85	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
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