



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Doxey Stafford

Reed Drive Doxey
Stafford Staffordshire



Prepare to be amazed by this immaculate four-bedroom detached home, finished to a superb standard and ready to welcome its new owners! Nestled in a highly desirable location near the town centre, this spacious property is perfect for modern family living.

Upon entering, you're greeted by a bright entrance hall that leads to a beautifully presented living room, ideal for relaxation. The heart of the home is the contemporary, open-plan kitchen/diner, complete with high-end fittings, a separate utility room, and a convenient WC. Upstairs, the master suite boasts a luxurious en-suite, while three further bedrooms and a sleek family bathroom provide ample space for everyone. Outside, the property features a driveway leading to a garage, and a well-maintained, enclosed rear garden offering the perfect space for family gatherings or quiet evenings. Homes like this don't stay on the market for long—don't miss your chance, call us today to book a viewing!

- Well Presented Four Bedroom Detached Home
- Living Room, Kitchen/Dining Room & Utility
- Four Spacious Double Bedrooms
- Guest WC, Ensuite & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Popular Location & Good Sized Plot

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

Being accessed through a double glazed composite door and having stairs leading to the first floor landing and radiator.

Living Room 15' 7" x 10' 8" (4.75m x 3.24m)

A good-sized living room having a radiator and double glazed window to the front elevation.

Kitchen / Dining Room 10' 0" x 17' 1" (3.04m x 5.21m)

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 chrome mixer tap. Range of integrated appliances including an oven, microwave oven, four ring gas hob with a cooker hood over. Further appliances include a fridge freezer and dishwasher. Tiled floor, radiator, under stairs storage cupboard, double glazed window to the rear elevation and double glazed double doors giving views and access to the rear garden.

Utility Room 6' 0" x 6' 2" (1.84m x 1.88m)

Having base units and fitted work surfaces with an inset stainless steel single bowl sink unit and chrome mixer tap. Space for appliances, tiled floor, radiator and double glazed composite door leading to the rear garden.



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Guest WC 3' 2" x 6' 4" (0.96m x 1.93m)

Having a white suite including a wash hand basin with a chrome mixer tap and close coupled WC. Tiled floor, radiator and double glazed window to the side elevation.

First Floor Landing

Having an airing cupboard and access to loft space.

Bedroom One 13' 0" x 10' 8" (3.95m x 3.26m)

A spacious main bedroom having fitted wardrobes, radiator and double glazed window to the front elevation.



Ensuite Shower Room 13' 0" x 10' 8" (3.95m x 3.26m)

Having a white suite including a shower cubicle with glazed screen and fitted shower, wash hand basin in a vanity unit with a chrome mixer tap and close coupled WC. Wood effect floor, part tiled walls, chrome towel radiator and double glazed window to the front elevation.

Bedroom Two 10' 10" x 8' 10" (3.31m x 2.69m)

A second double bedroom having a built in wardrobe, radiator and double glazed window to the rear elevation.



Bedroom Three 12' 5" x 8' 2" (3.79m x 2.50m)

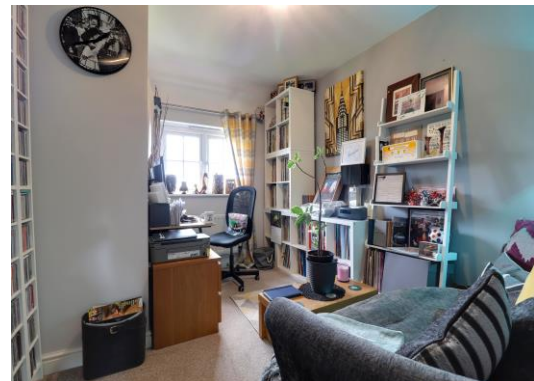
A third double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Four 12' 5" x 9' 8" (3.78m x 2.94m)

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

Family Bathroom 8' 10" x 6' 0" (2.69m x 1.82m)

Having a white suite which includes a panelled bath with a mains shower, glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, wood effect flooring, chrome towel radiator and double glazed window to the rear elevation.



Outside - Front

The house has a double width tarmac drive with mature shrubs to the side and a lawned front garden. The drive leads to:

Garage

Having an up and over door to the front of the property.

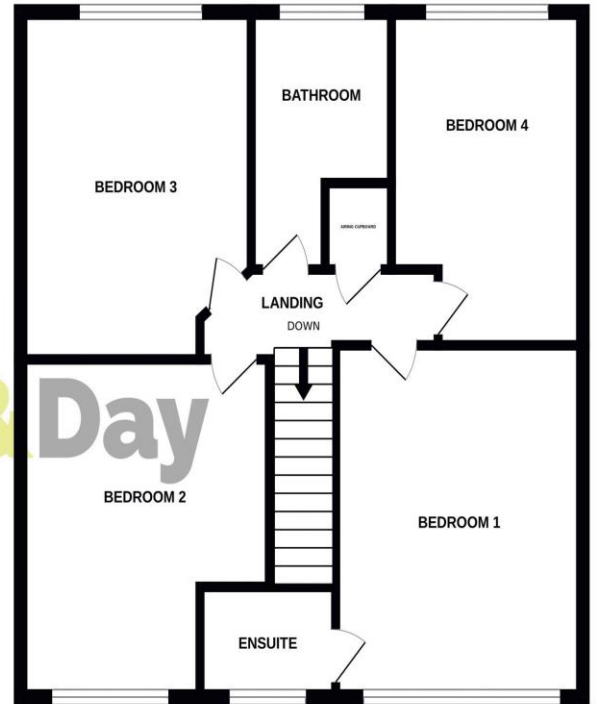
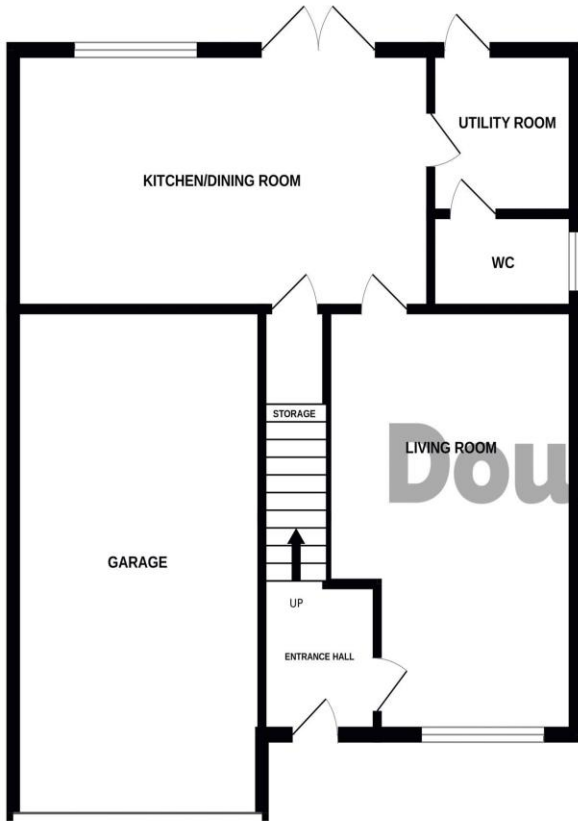
Outside - Rear

Having an Indian stone paved seating area overlooking the remainder of the garden with steps leading to the lawned garden with a planting bed area having a variety of mature shrubs. The garden is enclosed by panel fencing.



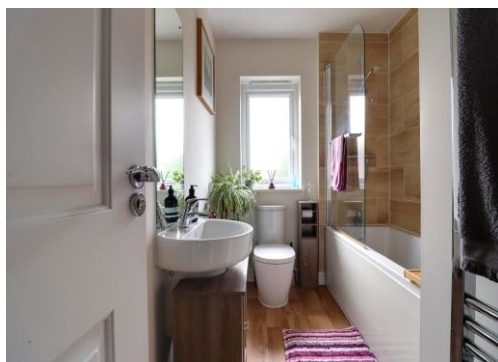
GROUND FLOOR

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	(1-12)		
England & Wales		78	88
EU Directive 2002/91/EC			
www.epcrea.com			



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