



£340,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

St. Marys Gate Stafford

Dewsbury Crescent St. Marys Gate
Stafford Staffordshire



Why pay a premium for a new build and then spend more on finishing touches when you could own this immaculately presented, modern four-bedroom semi-detached home without the added cost? This stunning property still benefits from the remainder of its NHBC warranty and offers generously sized rooms throughout, presented to an exceptional standard. The accommodation includes an inviting entrance hall, a guest WC, a spacious lounge, and a beautifully fitted, light-filled dining kitchen with French doors leading out to the rear garden. On the first floor, you'll find a master bedroom complete with an en-suite shower room, along with three additional bedrooms and a stylish family bathroom. Externally, the property features a tarmac driveway offering off-road parking for two vehicles, leading to a through carport and garage. The rear garden is well-maintained, complete with a covered decked seating area—perfect for relaxing or entertaining. Don't miss out on this fantastic home—book your viewing today and prepare to be impressed!

- Good Sized Modern Four Bed Semi Detached
- Living Room & Spacious Dining Kitchen
- En-Suite Shower Room & Family Bathroom
- Four Spacious Bedrooms
- Driveway, Garage & Private Rear Garden
- Located In A Highly Desirable 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 double glazed composite door and having stairs to the first floor landing, an under stairs storage cupboard, half panelled walls, porcelain tiled flooring and a radiator.

Guest WC 4' 8" x 3' 5" (1.41m x 1.04m)

Having a white suite comprising of a pedestal wash hand basin with chrome mixer tap and close coupled WC. The room also has porcelain tiled flooring and a radiator.

Living Room 15' 9" x 11' 10" (4.81m x 3.61m)

A spacious living room having a media wall, two radiators and double glazed bay window to the front elevation.

Kitchen/Dining Room 14' 2" x 19' 5" (4.31m x 5.92m)

Having a range of matching base and eye level units with fitted work surfaces and inset one and a half bowl sink unit with chrome mixer tap, built in double oven with six ring gas hob and cooker hood over, integrated dishwasher, integrated fridge freezer, breakfast bar island, pantry cupboard with space for further appliances, tiled splashbacks, porcelain tiled flooring, radiator, double glazed windows to the side and rear elevations and double glazed double doors to the rear elevation.



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Landing

Having loft access, an airing cupboard with shelving, half panelled walls and a radiator.

Bedroom One 14' 0" x 15' 6" (4.26m x 4.72m)

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

En-suite 4' 3" x 6' 9" (1.30m x 2.06m)

Having a white suite comprising of a walk in mains shower set into a cubicle with glazed screen, pedestal wash basin with chrome mixer tap, close coupled WC, towel radiator, wood effect laminate flooring and double glazed window to the front elevation.

Bedroom Two 17' 10" x 9' 9" (5.43m x 2.97m)

A second double bedroom having two radiators, secondary loft access and double glazed windows to the front and rear elevations.

Bedroom Three 9' 11" x 10' 10" (3.01m x 3.31m)

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

Bedroom Four 10' 4" x 8' 1" (3.14m x 2.47m)

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

Bathroom 6' 9" x 5' 10" (2.05m x 1.79m)

Having a white suite comprising of a panelled bath with chrome mixer tap, pedestal wash basin with chrome mixer tap, close coupled WC, part tiled walls, wood effect laminate flooring and towel radiator.

Outside - Front

Approached over a tarmacked driveway providing ample off road parking for several vehicles and having a drive through car port area leading to a single garage, front lawned garden having shrubs and gravelled area and rear garden gate giving access to the rear elevation.

Garage

Having an up and over door.

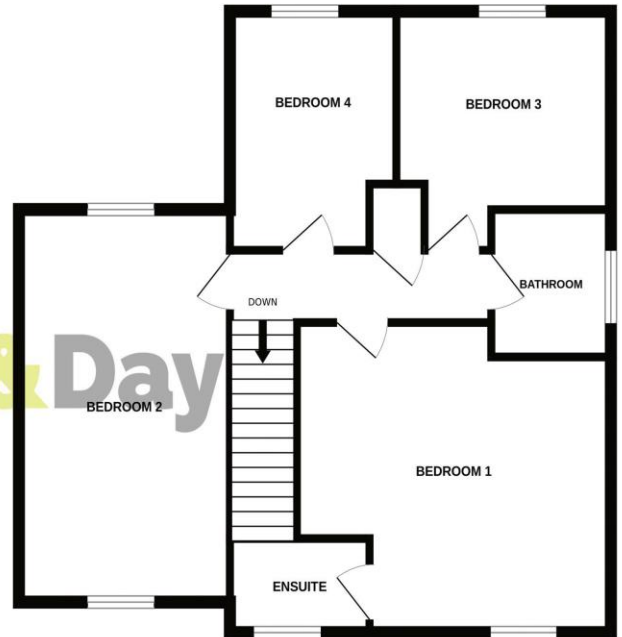
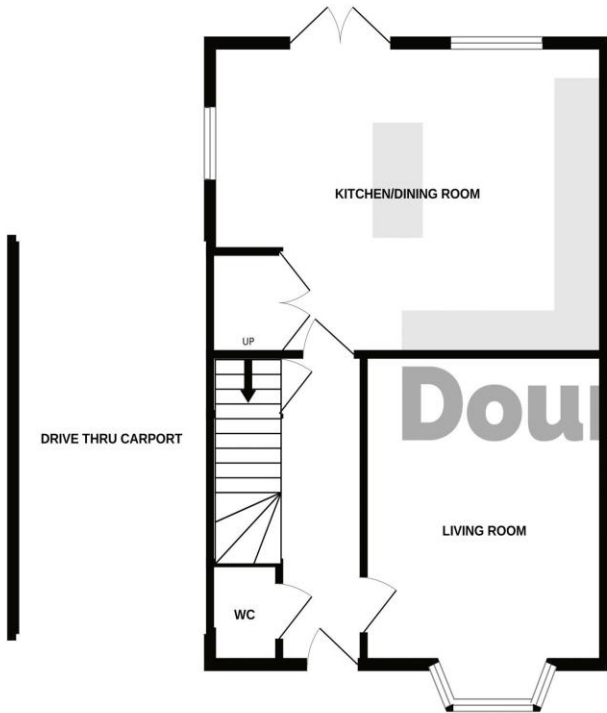
Outside - Rear

Having a paved seating area leading onto a lawned garden, further raised seating area having tiled slabs and decorative gravelled area. Enclosed by panelled 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
Energy efficiency - overall rating code			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
EU energy efficiency - higher rating code			
England & Wales			EU Directive 2002/91/EC
www.epcrea.com			



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