



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: C

Marston Grange Stafford

Jefferson Walk Marston Grange
Stafford Staffordshire



EXCELLENT FIRST-TIME BUY! This spacious three-bedroom home is located on the sought-after Marston Grange development, nestled within a highly desirable newly built estate. Just a short drive from Stafford's town centre, which offers a wide range of amenities, a mainline train station, and close proximity to the M6, this property is perfect for first-time buyers seeking both modern living and convenience. Inside, you'll find an inviting entrance hallway leading to a guest WC and a generously sized living/dining room, ideal for both relaxing and entertaining. The contemporary fitted kitchen is sleek and practical, designed for everyday living. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, providing comfort and space for all. With its fantastic location and modern design, this home offers an exceptional opportunity for anyone looking to get their foot on the property ladder. Don't miss out—call us today to arrange your viewing!

- Modern Three Bedroom Semi-Detached House
- Spacious Living/Dining Room & Kitchen
- Three Bedrooms, Bathroom & Guest WC
- Driveway & Enclosed Rear Garden
- Ideal For First Time Buyers
- Close To Stafford Town Centre & Mainline Railway & Motorway Links

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, wood effect laminate flooring and a radiator.

Guest WC 6' 3" x 2' 10" (1.90m x 0.87m)

Having a white suite comprising of a pedestal wash hand basin with chrome taps, close coupled WC, tiled flooring and double glazed window to the side elevation.

Living Room 14' 4" x 14' 3" (4.37m x 4.34m)

A good sized living room having an under stairs storage cupboard, two radiators and double glazed double doors to the rear elevation.



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Kitchen 11' 0" x 7' 3" (3.35m x 2.20m)

Having a range of matching base and eye level units with fitted work surfaces and an inset stainless steel single bowl sink unit with chrome mixer tap, integrated oven with four ring gas hob, space for further appliances, wall mounted gas central heating boiler set within a cupboard, tiled splashbacks, tiled flooring, radiator and double glazed window to the front elevation.

Landing

Having loft access.

Bedroom One 11' 10" x 7' 10" (3.60m x 2.39m)

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

Bedroom Two 13' 9" x 7' 10" (4.20m x 2.39m)

A second double bedroom having a radiator, built in double wardrobes with clothes rail hanging space and double glazed window to the rear elevation.

Bedroom Three 9' 0" x 6' 2" (2.75m x 1.87m)

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

Bathroom 6' 2" x 6' 2" (1.89m x 1.87m)

Having a white suite comprising of a panelled bath with mains shower over glazed screen and chrome mixer tap, pedestal wash basin with chrome taps, close coupled WC, part tiled walls, radiator and double glazed window to the front elevation.

Outside - Front

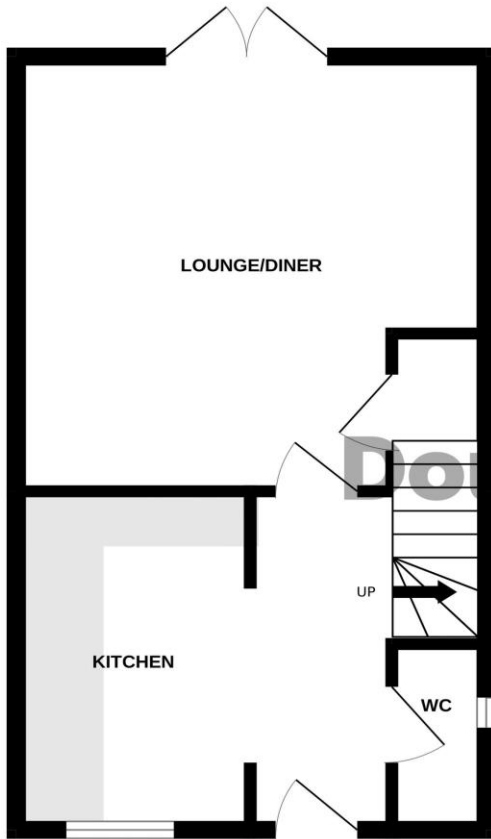
Having a tarmacked driveway providing off road parking for two vehicles and front lawned garden with slabbed steps leading to the main entrance door. A wooden gate at the rear of the driveway gives access to the rear elevation.

Outside - Rear

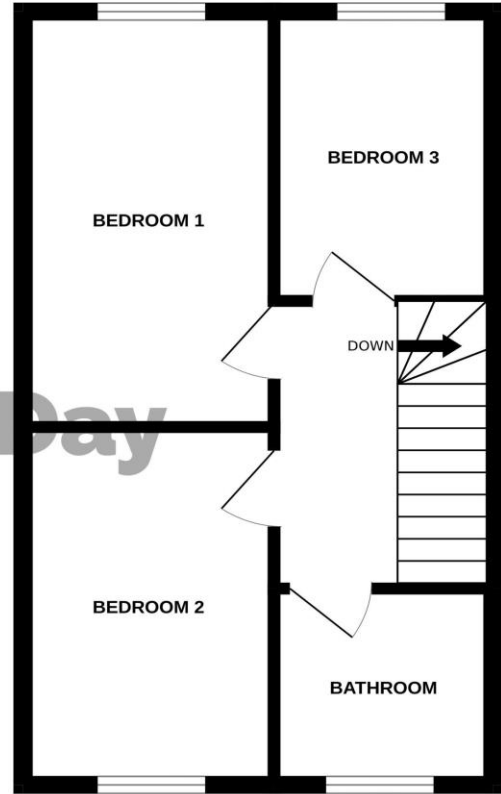
Having a paved seating area leading onto a lawned garden with garden shed. Enclosed by wooden fence panelling.



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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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