



Offers Over £350,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: E

Doxey Stafford

Aster Drive Doxey
Stafford Staffordshire



The Aster is known as one of the most beautiful and vibrant flowers in a British garden, making it a fitting name for this stunning property located on Aster Drive, within one of the town's most sought-after developments. This home is well presented and truly is move-in ready! The accommodation includes an entrance hall with a guest WC off, a bright living room, and a spacious open-plan kitchen/dining/family area with a high-spec kitchen and separate utility room. Upstairs, you'll find four generously sized bedrooms, including three large doubles and a master bedroom complete with its own en-suite shower room. A lovely family bathroom adds further appeal. Outside, the property boasts a driveway, a single garage, and a well-maintained enclosed rear garden. Perfect for a growing family, this home is sure to attract attention, so be quick to book a viewing as it's expected to sell fast!

- Stunning Home On Sought-After Development
- Spacious Open-Plan Kitchen/Dining/Family Room
- Four Generously Sized Bedrooms
- Guest WC, Ensuite & Family Bathroom
- Driveway, Garage & Rear Garden
- Ideal Family Home, 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

A front facing composite door with double glazed panel inset opens to a bright entrance hall, with front facing double glazed window. There is also a radiator and stairs leading up to the first floor accommodation.

Guest WC

Fitted with a contemporary suite comprising a low level flush WC and a wall mounted wash hand basin with chrome mixer tap. There is also a vinyl wood effect flooring, recessed ceiling spotlights and a radiator, whilst there is a front facing double glazed window.

Living Room 16' 5" x 11' 10" (5.m x 3.6m)

This bright and spacious living room benefits from having a front facing double glazed window and a radiator.

Open Plan Kitchen/Dining/Family Room 25' 1" x 12' 6" (7.65m x 3.81m)

This superb open plan room is the hub of the family home and incorporates a superb contemporary fitted kitchen, dining area and separate sitting area. The kitchen is fitted with a range of contemporary matching base cabinets and wall units, whilst a one and a half bowl stainless steel sink is set in to a solid marble work surface, with matching splash back and has a chrome mixer tap above. The kitchen boasts integrated appliances, which include a cooker, microwave combi oven and a four ring gas hob, which is set into the work surface with stainless steel splash back and matching extractor hood above. There is also an integrated dishwasher, whilst the kitchen also benefits from having under cabinet lighting. The whole room is fitted with a polished tiled floor and recessed ceiling spotlights, whilst there are two radiators, two rear facing double glazed windows and rear facing double glazed sliding doors opening out to the garden.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Utility Room

The utility room is fitted with a matching base cabinet to those in the kitchen, whilst a wall unit houses the Baxi gas fired central heating boiler. There is a solid marble work surface with matching splash back and a stainless steel sink with a chrome mixer tap. Beneath the work surfaces are spaces for both, a washing machine and tumble dryer, whilst there is a polished tiled floor, radiator, extractor fan and a side facing exterior door with double glazed panel inset.

First Floor Landing

A staircase leads up to a spacious first floor landing area with loft access hatch. There is also a radiator.

Bedroom One 13' 2" x 11' 10"(Excluding door recess and robes) (4.01m x 3.6m(Excluding door recess and robes))

This large master bedroom benefits from having an attractive outlook through the front facing double glazed window. It also benefits from having built-in wardrobes and a radiator, whilst a door opens to the en-suite.

En-suite

A good sized en-suite comprises of a white suite, which includes a low level flush WC, half pedestal wash hand basin, with chrome mixer tap and a double shower enclosure, also with chrome mixer tap. There is a vinyl wood effect flooring and a wall mounted chrome heated towel rail. There are also recessed ceiling spotlights, an extractor fan and side facing double glazed window.

Bedroom Two 12' 6" x 9' 3"(Excluding robes) (3.82m x 2.82m(Excluding robes))

A second spacious double bedroom, again boasts that attractive outlook through the front facing double glazed window and benefits from having its own built-in wardrobes. There is also a radiator.

Bedroom Three 11' 2" x 9' 7"(MAX) (3.41m x 2.92m(MAX))

A third double bedroom is fitted with a radiator and rear facing double glazed window.

Bedroom Four 9' 1" x 7' 6" (2.78m x 2.29m)

A good sized fourth bedroom, with not a box room in sight, which has a radiator and rear facing double glazed window.

Bathroom 10' 10" x 5' 10"(Excluding cupboard) (3.29m x 1.77m(Excluding cupboard))

A spacious and superbly appointed family bathroom is fitted with a low level flush WC, half pedestal wash hand basin with chrome mixer tap and a panelled bath also with chrome mixer tap. Above the bath is a shower with a chrome mixer tap, whilst there are recessed ceiling spotlights and a vinyl wood effect floor. There is also an extractor fan, wall mounted chrome heated towel rail and a side facing double glazed window, whilst the bathroom also houses the airing cupboard.

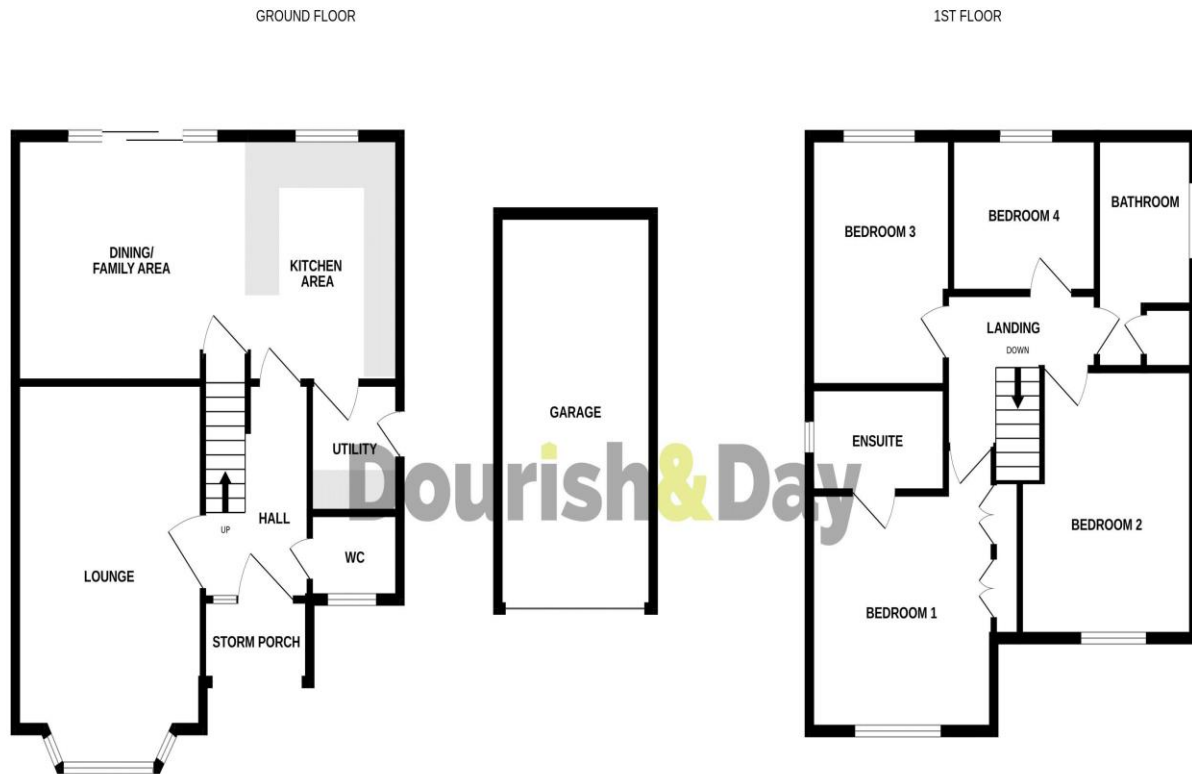
Garage 18' 7" x 9' 6" (5.67m x 2.89m)

A front facing up and over garage door opens to a single garage which has its own lighting and power.

Exterior

The property sits on a lovely sized plot, boasting a double width driveway to the front and a lawned garden. A paved pathway leads between the house and the garage, through a timber pedestrian access gate leading to the rear garden. The rear garden is also well kept and features a lovely sized lawned area and a paved patio seating area.





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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small> (82+)			
A			
B			
C			
D			
E			
F			
G			
<small>Very energy efficient - higher running costs</small> (1-20)			
England & Wales		80	89
<small>EU Directive 2002/91/EC</small>		<small>www.epcrea.com</small>	



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk