



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

Haughton Stafford

Redfern Rise Haughton
Stafford Staffordshire ST18



This modern, detached home is perfectly situated on a spacious corner plot and offers generous family-sized accommodation that is both well-presented and move-in ready.

The property boasts a sizeable driveway and a large private garden, ideal for families to enjoy outdoor living. Inside, the home features an entrance hall with a convenient guest WC, a large living room, a versatile playroom/study, and a spacious kitchen/dining area perfect for family meals and entertaining. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite, and a contemporary family bathroom. Located in a highly sought-after village, this almost-new home has been meticulously maintained, offering an excellent opportunity for those looking for a welcoming and spacious property. Don't miss out—call us today to arrange your viewing!

- Supurb Three Bedroom Detached Family Home
- Large Living Room & Play Room
- Kitchen/Dining Room & Guest WC
- Three Bedrooms, Bathroom & En-suite
- Driveway & Large Enclosed Private Rear Garden
- Located In A Highly Desirable Village

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through double glazed composite entrance door, having stairs off, rising to the first floor landing & accommodation, wood effect laminate flooring, a radiator and a double glazed window to the side elevation.

Guest WC 6' 1" x 3' 0" (1.86m x 0.91m)

Fitted with a white suite comprising of a low-level WC & wash hand basin. There is wood effect laminate flooring, a radiator and a double glazed window to the front elevation.

Living Room 16' 9" x 12' 11" (5.11m x 3.94m)

A spacious living room which features a media wall. There is a useful understairs storage cupboard, radiator and a double glazed window to the front elevation.

Office/Playroom 10' 0" x 8' 8" (3.04m x 2.64m)

A versatile room having wood effect laminate flooring a double glazed window and double glazed doors to the rear elevation.



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Kitchen & Dining Space 13' 0" x 13' 7" (3.95m x 4.15m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainer with mixer tap. There is an array of integrated/fitted appliances which include: oven, microwave oven, 4-ring gas hob with hood over, integrated washing machine, integrated fridge/freezer & integrated dishwasher. The room also benefits from having, tiled effect flooring, inset ceiling downlighting throughout, a radiator and a double glazed window to the rear elevation.



First Floor Landing

Having access to the loft space and a built-in airing cupboard with internal doors off, providing access to;

Bedroom One 11' 2" x 11' 10" (3.41m x 3.61m)

A spacious dual-aspect double bedroom, having a built-in cupboard, radiator and double glazed windows to both the front & side elevations.



En-suite (Bedroom One) 7' 5" x 3' 10" (2.27m x 1.18m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap and a shower cubicle with mains-fed shower. The room also benefits from having part-tiled walls, tiled effect flooring, a chrome towel radiator and a double glazed window to the front elevation.

Bedroom Two 10' 8" x 9' 3" (3.24m x 2.83m)

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



Bedroom Three 7' 4" x 6' 9" (2.23m x 2.06m)

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

Bathroom 5' 5" x 9' 4" (1.64m x 2.85m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap and a panelled bath with chrome mixer tap. The room also benefits from having part-tiled walls, tiled flooring, a chrome towel radiator and a double glazed window to the side elevation.

Outside Front

The property sits behind a lawned front garden with a variety of mature shrubs & plants and is approached over a block paved driveway which provides ample off-road parking and access to the entrance door. A pedestrian gate to the side of the property provides access to the rear garden.

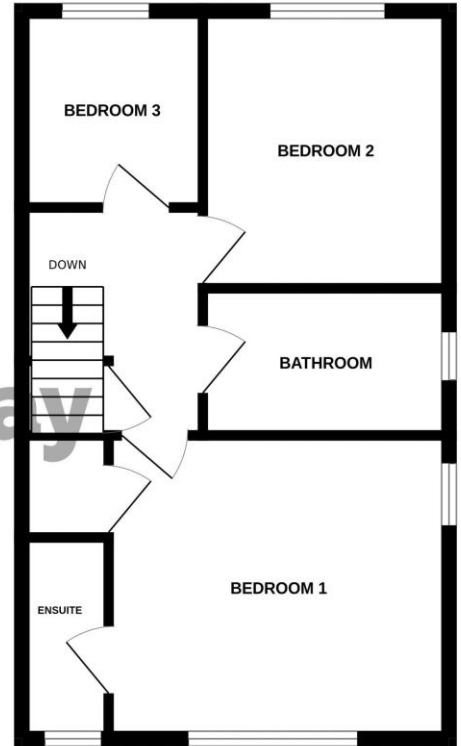
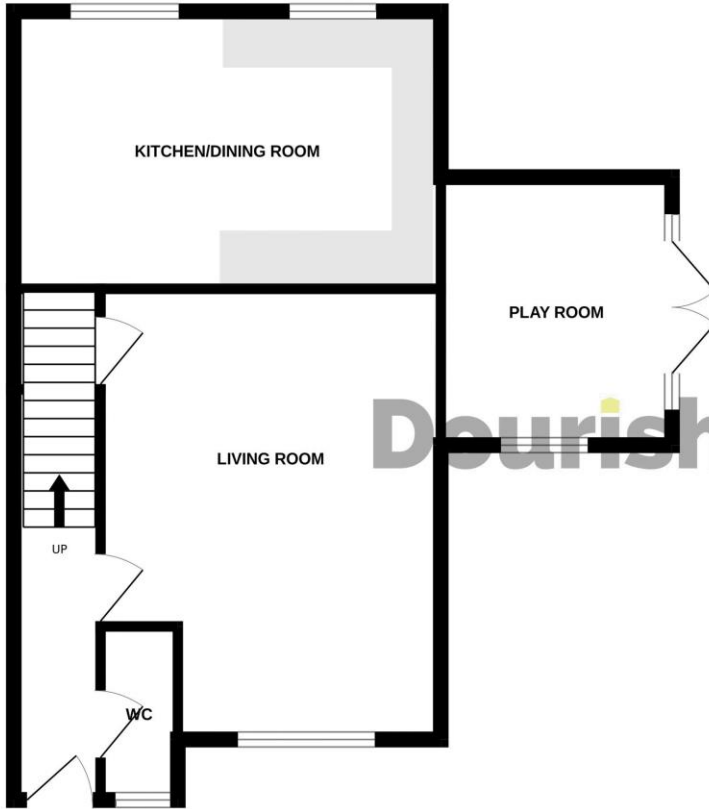
Outside Rear

A large & enclosed rear garden being laid mainly to lawn with a paved outdoor patio seating/entertaining area. There is a garden shed and is enclosed by timber panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
		83	
Energy efficient - higher running costs England & Wales www.epcrea.com		EU Directive 2002/91/EC	

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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