



£420,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

Stafford

Northburgh Avenue
Stafford Staffordshire



Let the NORTH STAR guide you to this dream home! This exceptional modern four-bedroom detached family house, built by Redrow, is located in a highly sought-after area.

Just a short drive from the stunning Cannock Chase, Stafford Town Centre, the Mainline Railway Station, and well-regarded schools, it offers both convenience and beauty. Inside, you'll find a welcoming entrance hallway, a comfortable living room, and a spacious open-plan dining kitchen with modern, built-in appliances. Additional features include a utility room and a guest w.c. Upstairs, there are four generously sized bedrooms, including a primary bedroom with an en-suite and a family bathroom. Outside, the property continues to shine with a double-width driveway, a single garage, and a lovely rear garden.

- Stunning Modern Redrow Built Family Home
- Four Bedrooms, En-Suite & Bathroom
- Large Open-Plan Dining Kitchen & Utility
- Lovely Sized Rear Garden
- Double Width Driveway & Single Garage
- Close To Stafford Town Centre & Schooling

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 Hallway

Accessed through a double glazed composite entrance door and featuring tiled flooring, stairs up to the first floor accommodation and a radiator.

Living Room 16' 10" x 11' 2" (5.13m x 3.40m)

A bright and spacious reception room that features a radiator and double glazed window to the front elevation which is fitted with plantation style shutters.

Kitchen/Dining Room 14' 10" x 13' 11" (4.52m x 4.23m)

A beautiful and bright kitchen that features a high quality range of units with fitted worktops which incorporate a stainless steel one and a half bowl sink drainer unit with mixer tap and having an array of integrated appliances that include a double oven, hob with extractor hood above, dishwasher and fridge freezer. The room also benefits from having tiled flooring, recess downlights, a radiator and double glazed double doors opening directly out onto the rear garden.

Utility 5' 7" x 9' 2" (1.69m x 2.80m)

Fitted with wall and base units with a worktop which incorporates a stainless steel sink drainer unit with mixer tap and having spaces for appliances beneath. There is also a built in storage cupboard, radiator, recess downlights, tiled flooring, double glazed window to the rear elevation and double glazed composite rear door to the garden.



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Guest WC 5' 7" x 2' 11" (1.7m x 0.9m)

Fitted with a contemporary suite which includes a WC and wash hand basin with mixer tap whilst the room also features recess downlights, tiled flooring, a radiator and double glazed window to the rear elevation.

First Floor Landing

Having a loft access point, an airing cupboard, radiator and double glazed window to the rear elevation.

Bedroom One 13' 2" x 11' 2" (4.01m x 3.4m)

A lovely sized double bedroom with a radiator and double glazed window to the front elevation fitted with plantation style shutters.

En-suite Shower Room 6' 10" x 5' 1" (2.09m x 1.56m)

Fitted with a contemporary suite which includes a WC, wash hand basin with mixer tap and tiled double shower cubicle fitted with a mains shower. The room also benefits from having tile effect flooring, recess downlights, a chrome towel radiator and double glazed window to the front elevation.

Bedroom Two 12' 6" x 9' 10" (3.8m x 3m)

A second double bedroom with a radiator and double glazed window to the front elevation fitted with plantation style shutters.

Bedroom Three 10' 11" x 10' 6" (3.33m x 3.21m)

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

Bedroom Four 8' 8" excluding recess x 9' 1" (2.64m excluding recess x 2.78m)

A fourth double bedroom with a radiator and double glazed window to the rear elevation.

Bathroom 7' 5" x 6' 8" (2.26m x 2.03m)

Fitted with a contemporary suite which includes a WC, wash hand basin with mixer tap and panelled bath with mixer tap and mains shower over. The room also has recess downlights, a heated chrome towel radiator and double glazed window to the side elevation.

Outside - Front

The property occupies a lovely plot and is approached via a lawned front garden and double width driveway allowing for off-street parking and having an electric car charging point.

Garage 18' 7" x 9' 0" (5.67m x 2.74m)

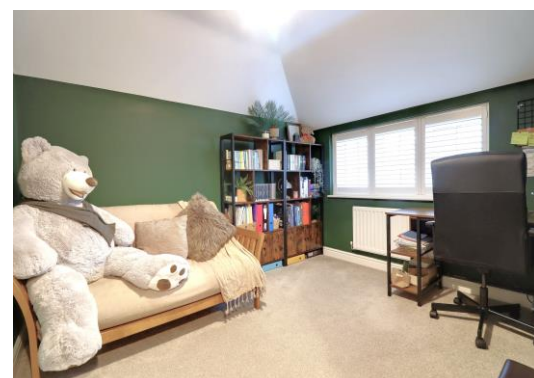
Accessed through an up and over garage style door whilst also benefitting from power and light, a wall mounted gas central heating boiler and internal door leading through to entrance hallway.

Outside - Rear

A well kept enclosed garden that features paved and decked seating areas and a shaped lawned garden.

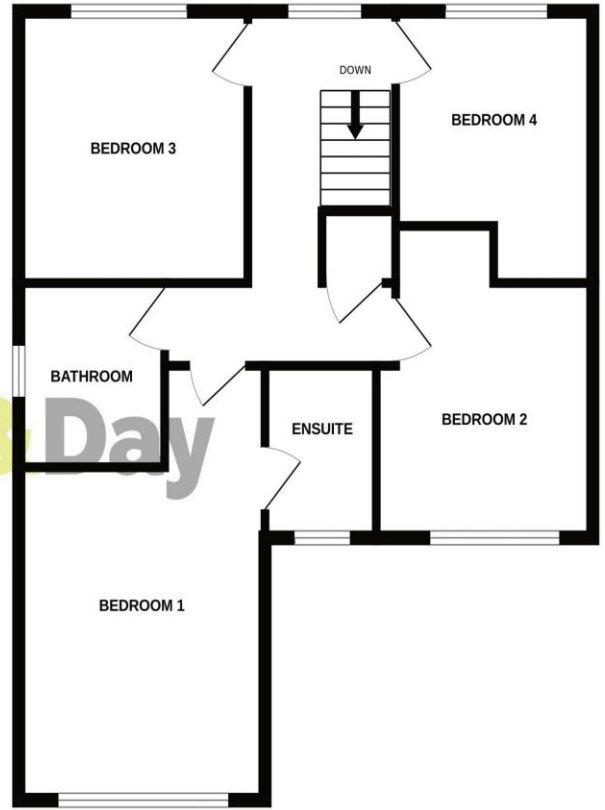
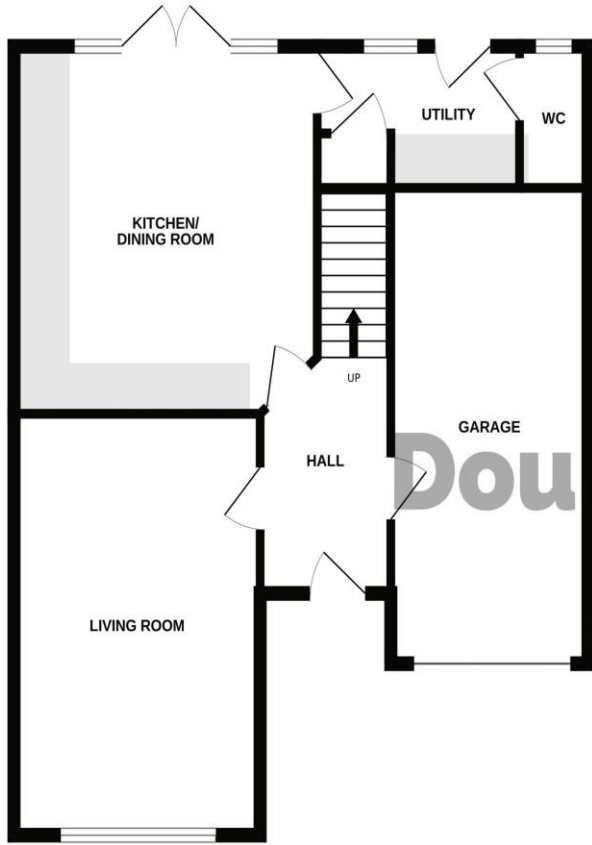
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(17-28)		
G	(1-16)		
		83	93
<small>Full energy efficiency - highest running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	
<small>www.epcrea.com</small>			



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