



£410,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: E

## Marston Stafford

Buttercup Croft Marston  
Stafford Staffordshire



***'Why do you build me up? Buttercup baby.' You will fall head over heels in love with Buttercup Croft a stunning four bedroom detached house in Stafford.***

The property is located a short distance away from Stafford town where you will find a wide range of shops, cafés, restaurants, and essential amenities. Additionally, the property is a short drive from the mainline train station as well as the M6 Junction 14 and A34- making it perfect for commuters. Immaculately presented, ready just to move straight in and situated in a popular area this house has lots to offer home hunters. So don't hang around, call us today to arrange your viewing.

- Four Bedroom Detached Home
- Driveway & Detached Garage
- Enclosed Rear Garden
- Guest WC, Family Bathroom & En-suite
- 6.4kw Solar Panels & 7.2kwh EV Charger
- Convenient 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](mailto:hello@dourishandday.co.uk)



## Introduction

The property benefits from dual zone central heating and features a welcoming entrance hallway, guest WC, dedicated office, spacious living room, and an open-plan kitchen and dining area. Upstairs, there are four generously sized bedrooms, including a master with an ensuite, along with a well-appointed family bathroom.

## Entrance Hallway

## Living Room

## Kitchen

Having integrated appliances including a dishwasher, fridge freezer, double oven and four ring gas hob with cooker hood over.

## Office

## Guest WC



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## First Floor Landing

## Bedroom One

## Ensuite

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Family Bathroom

## Garage

With power supply of 32A.

## Outside - Front

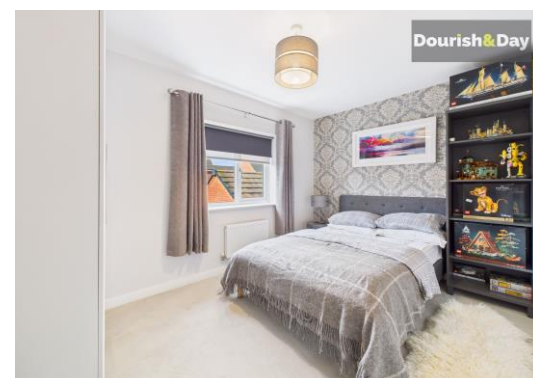
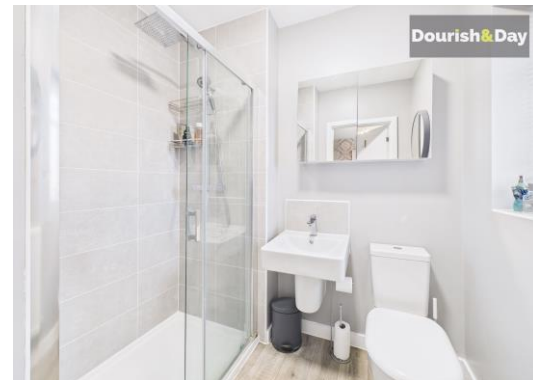
Externally, the home benefits from a tarmacked driveway leading to a detached garage. The front garden is designed for low maintenance, with neatly arranged shrubs enhancing privacy. A paved pathway guides you to the front door, while the property enjoys picturesque rural views of trees and a tranquil stream. The property also benefits from 6.4kw solar panels with battery back up and a 7.2kwh EV charger.

## Outside - Rear

The enclosed rear garden is primarily laid to lawn, complemented by a paved patio seating area, well-maintained planting beds, a garden shed and power supply of 32A. Gated access to the driveway adds convenience.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

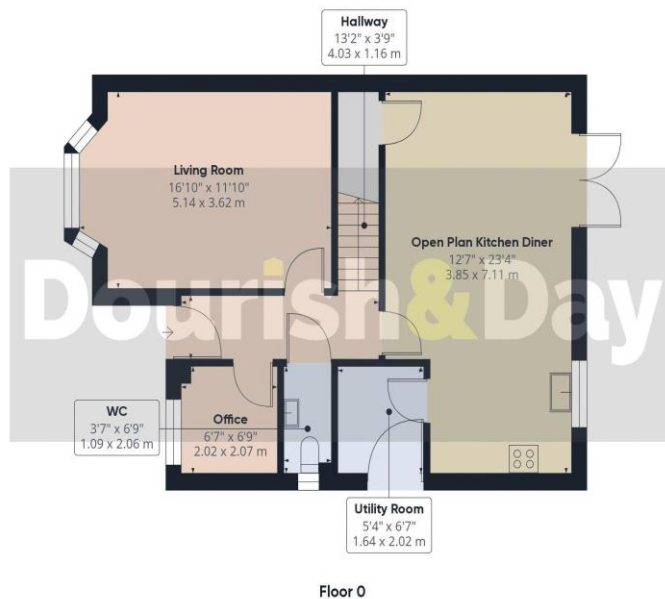


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Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

**Approximate total area<sup>(1)</sup>**

1285.96 ft<sup>2</sup>

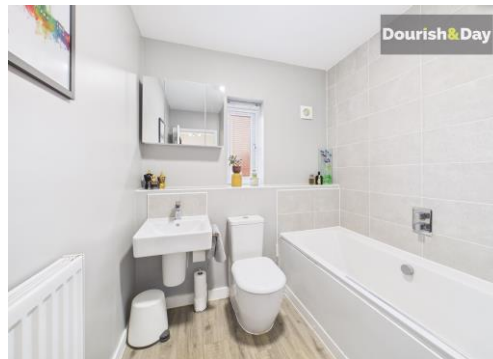
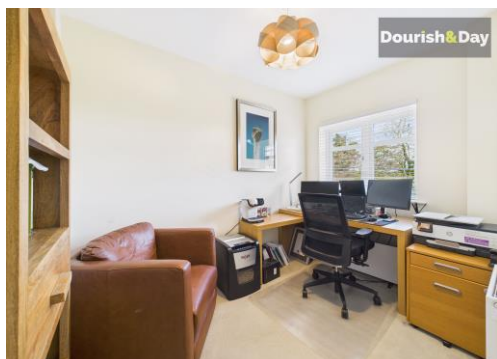
119.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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