



Woodseaves Stafford

Taberna View Woodseaves
Stafford Staffordshire

£195,000

This property really does offer value for money as it sits on a small modern development in the popular and accessible village of Woodseaves. The accommodation is contemporary in layout and offers spacious accommodation including an entrance hall with guest WC off and a large open plan living/kitchen/diner with built-in appliances all to the ground floor. To the first floor is a spacious, good sized double bedroom and a study, which could also act as a fourth bedroom, as well as a contemporary family bathroom. The second storey boasts two further double bedrooms and a contemporary en-suite to the master. The property sits on a small and low maintenance plot with a tarmac driveway providing parking down one side with a gate opening to a rear garden which is laid mainly to lawn and boasts a wonderful outlook over the adjoining countryside. Offering the perfect buy to let, first or second time purchase or down size, it's hard to see this property sitting on the market for long so don't miss out and book in a viewing today.

- Three Double Bedroom Newbuild Home
- Backing On To Fields With A Low Maintenance Garden & Parking
- Superb Open Plan Living Kitchen Diner
- Guest WC, Bathroom & En-Suite
- First Floor Study/Fourth Bedroom
- Popular Village Location

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Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
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Entrance Hall

A front facing composite exterior door with double glazed panels inset opens to an entrance hall with a staircase leading up to the first floor accommodation. There is a cupboard housing the oil fired central heating boiler whilst there is also a radiator and a door opening up to the guest wc.

Guest WC

The guest wc is fitted with a contemporary white suite which includes a low level flush wc and a pedestal wash hand basin with chrome mixer tap. There is a wood effect flooring, radiator and extractor fan whilst there is a front facing UPVC double glazed window.

Open Plan Living/Kitchen/Diner 21' 1" x 15' 9"(MAX) (6.43m x 4.8m(MAX))

The property benefits from having a spectacular open plan living/kitchen/diner which comprises:

Kitchen Area 10' 10" x 8' 2" (3.29m x 2.49m)

A beautifully refitted contemporary kitchen comprises of a range of matching base cabinets and wall units whilst a one and a half bowl stainless steel sink with chrome mixer tap is set into a granite effect work surface with matching splash back. There is an integrated fridge/freezer, dishwasher and washing machine whilst there is also a cooker and a four ring electric hob is set into the work surface with a stainless steel splash back and matching extractor hood above. The kitchen area is fitted with a front facing UPVC double glazed window, tiled floor and recessed ceiling spotlights.



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Lounge/Dining Area 15' 9" x 15' 1" (MAX) (4.8m x 4.61m (MAX))

The lounge/diner benefits from having a rear facing UPVC double glazed window and rear facing UPVC double glazed patio doors leading out to the garden providing a beautiful view over the adjoining countryside. There are two radiators and both tv and telephone points.

First Floor Landing

A staircase leads up to the first floor landing which has a radiator.

Bedroom 2 16' 0" x 8' 10" (4.88m x 2.7m)

A large second double bedroom boasts an incredible view over the adjoining countryside through the two rear facing UPVC double glazed windows. There is also a radiator and both tv and telephone points.

Study 9' 2" (Excluding recess) x 5' 5" (2.8m (Excluding recess) x 1.65m)

This room is the perfect study but could easily act as the fourth bedroom if required and is fitted with two front facing UPVC double glazed windows, radiator and both tv and telephone points.

Bathroom

The property benefits from having a large and contemporary bathroom which comprises a white suite, including a low level flush wc, pedestal wash hand basin with chrome mixer tap and a panelled bath with chrome mixer tap and shower head attachment. There is a wall mounted chrome heated towel rail, tiled floor and extractor fan whilst there is a side facing UPVC double glazed window and a door opening to a useful storage cupboard.

Second Floor Landing

A staircase leads up to a second floor landing with doors opening to both the master and the third bedroom.

Master Bedroom 16' 0" x 8' 11" (4.88m x 2.73m)

A large master bedroom benefits from having a rear facing UPVC double glazed window providing a glorious outlook over the adjoining countryside whilst there is a double glazed skylight. There is also a radiator and both tv and telephone points.

En-suite

The master bedroom benefits from having contemporary en-suite facilities which includes a low level flush wc, pedestal wash hand basin with chrome mixer tap and a shower enclosure also with chrome mixer tap. There is a tiled floor, wall mounted chrome heated towel rail, extractor fan and a side facing UPVC double glazed window.

Bedroom 3 12' 9" x 8' 8" (3.89m x 2.63m)

A very large third double bedroom is fitted with a front facing UPVC double glazed window and double glazed velux skylight. There is also a radiator and both tv and telephone points.

Exterior

The property sits on a small but low maintenance plot with a tarmac driveway providing parking down the side of the property. There is a shrubbed bed to the front whilst a gate opens from the drive to provide access to the enclosed rear garden which is laid mainly to lawn and boasts that stunning outlook over the adjoining countryside.



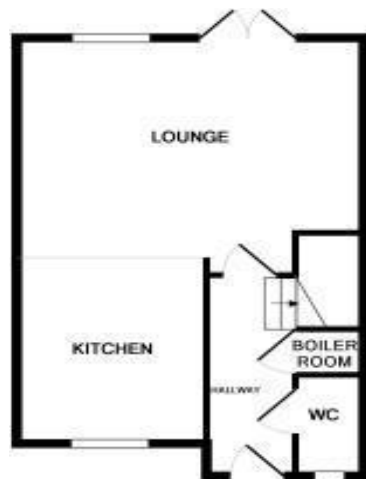
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GROUND FLOOR

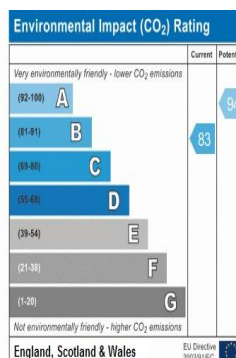
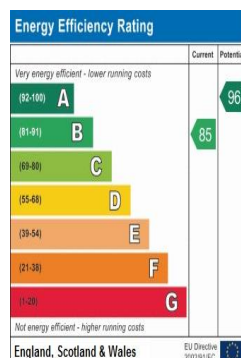


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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