



£675,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: F

## Seighford Stafford

Green Farm Meadows Seighford  
Stafford Staffordshire



*"Life is like a box of chocolates. You never know what you're gonna get" Well, let us tell you all about this sweet treat of a property that will have you craving more and more...!*

Offering so much space and an incredible layout this expansive home is set over three floors with accommodation comprising of an entrance hallway, open plan kitchen/dining/family living room, dining/sitting room a HOME CINEMA, utility room and guest WC. Beyond the ground floor you will find the five large bedrooms set over the next two floors with the master bedroom boasting its own en-suite and dressing room, there is also a further en-suite to the top floor bedroom and a luxurious family bathroom on the first floor. Externally is that enviable plot with a block paved driveway and a stunning landscaped rear garden perfect for the whole family to enjoy. You might want to beat those ending credits and call us quick to arrange a viewing before the rush starts!

- Executive Five Bedroom Detached Family Home
- Open Plan Kitchen/Dining/Family Living Room High Spec Kitchen
- Fully Equipped Home Cinema Room
- Two En-Suite Bedrooms & Luxury Family Bathroom
- Stunning Landscaped Garden
- Popular Village Location & Within 3 Miles of Stafford

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

Approached through a secure wooden entrance door with double glazed inserts and featuring a stylish Italian porcelain tiled floor with under-floor heating, recessed downlights a useful storage cupboard and stairs rising to the first-floor accommodation and doors lead off to further accommodation.

## Dining Room/Sitting Room 11' 9" x 13' 1" (3.58m x 3.98m)

A flexible use reception room which features recessed down lights, Italian porcelain tiled flooring with under-floor heating and a double glazed window to the front elevation fitted with plantation style shutters.

## Open-Plan Kitchen/Dining/Family Living Room 18' 6" max x 32' 4" (5.65m max x 9.85m)

This outstanding family hub spans the full width of the house and has a high-quality kitchen area with a stylish range of kitchen units with



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complimenting Corrian work surfaces which incorporates a ceramic sink with moulded drainer and Quoker hot tap. A matching kitchen island which also has Corrian work surfaces extends to form a multi seat breakfast bar. The kitchen is fitted with an array of integrated appliances which includes two ovens, five ring gas hob, microwave, and dishwasher. The family living/dining area has a gorgeous contemporary fitted Drooff log stove which is set onto a glass hearth with rustic brick effect surround. The entire room has Italian porcelain tiled flooring with under-floor heating and two sets of Bi-folding doors leading out to the landscaped rear garden.

### **Utility Room** 4' 9" x 11' 1" (1.44m x 3.38m)

Having a range of base units with complimenting work surfaces over which incorporates a sink drainer unit with mixer tap and spaces for appliances below and a TwinTec S4 water softener located within the base unit. There is also Italian porcelain tiled flooring with under-floor heating and a secure wooden side door with double glazed inserts.

### **Guest WC** 6' 8" x 4' 9" (2.04m x 1.44m)

Fitted with a contemporary suite which includes a c/c dual flush WC and a wash hand basin with mixer tap. Whilst the room also benefits from having recessed downlights and Italian porcelain tiled flooring with under-floor heating.

### **Cinema and Control Room** 14' 0" x 16' 4" (4.26m x 4.97m)

This room will provide the ultimate in-home viewing and gaming experience for the entire family to enjoy! The cinema room is fitted with six electric reclining chairs with USB and drinks holders a 3.5m fixed frame screen, JVC DLA-N7 4K HDR projector, Dolby Atmos sound system with two power sound subwoofers Offering immersive sound throughout the room. In addition there is also a Mitsubishi hot and cold air conditioning unit and dimmable recessed downlights and lighting tracks allowing for comfortable viewing. The control base for the cinema is situated next door within the control room and is fitted with a power system which includes Apple TV 4K, Kaleidescape Strato – 10TB version, Xbox One X, Playstation 4 Pro, Oppo UDP-203 4K Blu-ray player, Arcam AVR390 AV receiver and a Emotiva XPA Gen3 power amplifier. There is also recessed







downlights and fitted base units with a work surface which will be perfect to store movies, games and the all-important popcorn maker!

### **First Floor Landing**

An expansive landing with doors leading to all the first-floor bedrooms, stairs to the second floor landing a double sized airing cupboard, recessed downlights, three radiators a double glazed window and a Velux skylight window.

### **Bedroom One (Master)** 18' 9" x 13' 9" (5.72m x 4.19m)

A large master bedroom suite with a dressing room off and featuring recessed downlights a radiator and two double glazed windows both fitted with plantation style shutters.



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**Dressing Room** 6' 7" (into Wardrobes) x 5' 9" (2.00m (into Wardrobes) x 1.74m)

Having a wall of built in wardrobes with hanging rails and shelving a radiator and a recessed downlight.

**En-suite (Bedroom One - Master)** 6' 9" x 6' 8" (2.05m x 2.04m)

A luxurious & stylish En-suite fitted with a contemporary suite which includes a c/c dual flush WC, wash hand basin with mixer tap, and a large tiled shower cubicle with mains shower and rain style shower head. The room also features half tiling to the walls with matching tiled flooring, heated chrome towel rail, electric shaver point, recessed downlights and a double glazed window to the rear elevation.

**Bedroom Two** 16' 1" x 11' 3" (4.91m x 3.44m)

A second impressive sized bedroom which has recessed downlights a radiator and a double glazed window to the rear elevation fitted with plantation style shutters.

**Bedroom Three** 11' 9" x 15' 0" (3.59m x 4.56m)

A third excellent sized bedroom fitted with a bespoke office desk, under desk cupboard and tall bookshelf/shelving unit. The room also features recessed downlights a radiator and a double glazed window to the front elevation fitted with plantation style shutters.

**Bedroom Four** 14' 2" max x 19' 0" (4.32m max x 5.80m)

Completing the bedrooms on this floor is yet another huge bedroom which features a Mitsubishi air-con unit, recessed downlights a radiator and a double glazed window to the front elevation fitted with plantation style shutters.

**Bathroom** 9' 8" x 11' 1" (2.95m x 3.37m)

A luxurious family bathroom fitted with a contemporary suite which includes a c/c dual flush WC, wash hand basin with mixer tap, panelled bath with centre fill mixer taps and a separate tiled double shower cubicle with mains shower and rain style shower head. The room also features half tiling to the walls with matching tiled flooring, heated chrome towel rail, electric shaver point, recessed downlights, and a Velux skylight window.







## Second Floor Landing

Having recessed downlights, a Velux skylight window and a door leading through to bedroom five/games room.

## Bedroom Five/Games Room 16' 1" max x 32' 5" max (4.90m max x 9.87m max)

Spanning the full width of the top floor this expansive room offers a huge amount of flexible use dependant on your needs. Having under eaves storage cupboards, recessed downlights, two radiators, two double glazed windows and two skylight windows. The room features a loft access point which is boarded with power and accessed via a pull down loft ladder,

## En-Suite Shower Room (Bedroom Five) 9' 8" x 4' 11" (2.94m x 1.50m)

Fitted with a contemporary suite which includes a c/c dual flush WC, wash hand basin with mixer tap and a tiled shower cubicle with mains shower



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and rain style shower head. The room also features half tiling to walls, tiled flooring, recessed downlights, chrome towel rail and a double glazed window to the side elevation.

## Externally

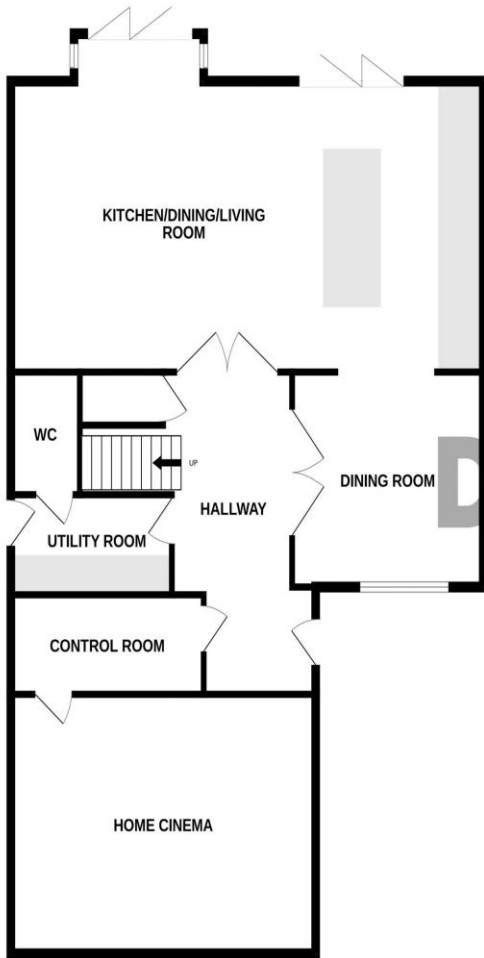
The property is set back from the main village lane down a shared tarmac driveway which leads onto a block paved driveway for the property allowing for off-street parking. A stunning landscaped rear garden offering a good degree of privacy and featuring a raised paved seating area with a glass and chrome balustrade and steps leading down to the artificial lawned garden and further decked entertaining area with sunken hot tub and a glass and chrome balustrade.

## ID Checks

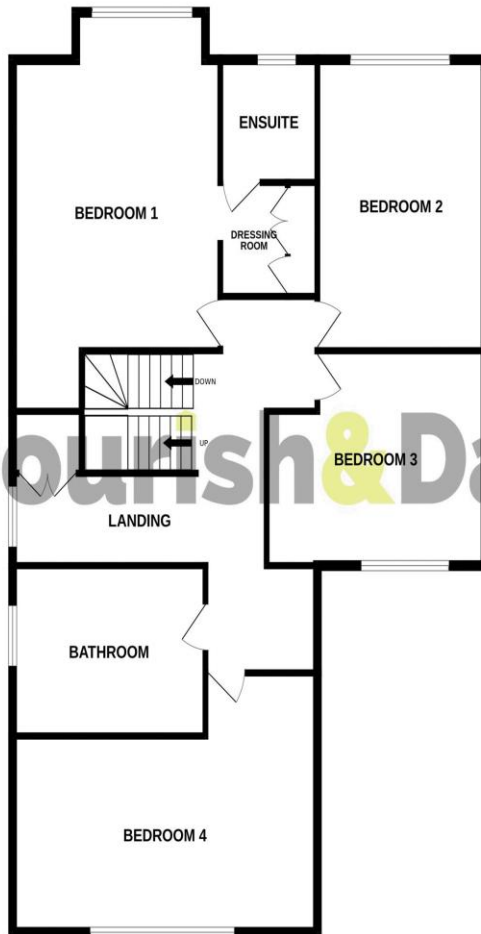
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Best energy efficient - higher rating costs less energy</small>		77	84
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	



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