

# Clothier & Day

## Independent Estate & Letting Agents

5 DEARNSDALE CLOSE, TRINITY FIELDS, STAFFORD, ST16 1SD

SPACIOUS, INDIVIDUALLY DESIGNED & BUILT 3 BEDROOM DETACHED HOUSE



PRICE: £289,950

**DIRECTIONS:** Leave Stafford town centre via Foregate Street. At Greyfriars traffic island, turn left onto the A5013 Eccleshall Road. Take the last turning on the right, into Crab Lane. Then take the first turning left onto Dearnsdale Close, where number 5 can be found on the left hand side of the road, and is evidenced by a **Clothier & Day** for sale board.

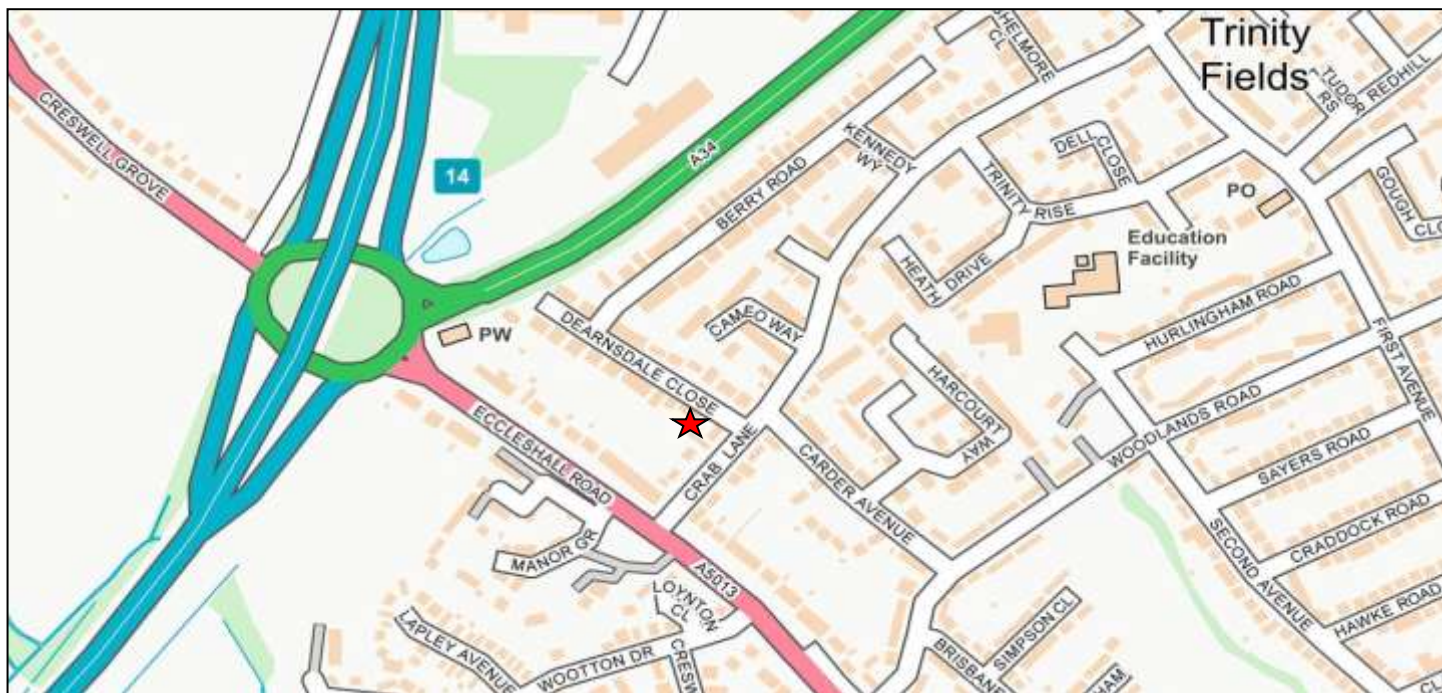
*Dearnsdale Close situated to the north side of the county town of Stafford, and is approximately 2 miles from the town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Stafford has direct access to the national motorway network via the M6, which also gives access to the M6 Toll Road.*

Accommodation in brief: **ENCLOSED PORCH. THROUGH RECEPTION HALLWAY. GOOD SIZE FAMILY LOUNGE. SEPARATE DINING ROOM. CONSERVATORY/SUN ROOM. REAR FACING FITTED KITCHEN/BREAKFAST ROOM. REAR HALLWAY. FREEZER ROOM. SEPARATE WC. UTILITY AREA. OFFICE/STUDIO. 3 GOOD SIZE BEDROOMS. BATH & SHOWER ROOM COMBINED. DOUBLE GLAZED. GAS CENTRAL HEATING. GARAGE. GOOD SIZE PLOT WITH LARGE MATURE REAR GARDEN. VERY POPULAR**

**LOCATION. INTERNAL VIEWING IS ESSENTIAL. BENEFITS FROM NO UPWARD CHAIN.**

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This spacious three bedroom detached family home is entranced via a timber door which provides access to an **ENCLOSED PORCH** Having window units to either of the door. The flooring in the Porch is laid with tiles and lighting is installed. Leading from the Porch there is a decorative double glazed door with double glazed window unit to the side which leads to

**THROUGH RECEPTION HALLWAY** Having block laid wooden floor. Stairs which provide access to the First Floor accommodation and a useful under stairs storage cupboard. Smoke alarm. Cornice to ceiling. Panel radiator with radiator shelf over. Telephone point. Central heating timer unit. On the right there is a door which leads to the front facing family Lounge and at the end of the Hall there is a door which leads to the Breakfast Kitchen.

**LOUNGE (4.38m (14ft 4ins) x 4.02m (13ft 2ins))** Having front facing hardwood and aluminium double glazed window. Double panel radiator beneath. Cornice to ceiling. Wall light points. Stone built fire surround with slate hearth and timber mantle, fitted coal effect gas fire, display to the left hand side and display for television and video etc. to the right hand side. Ample power points. Television point. Double width timber and glazed doors provide access to

**DINING ROOM (3.52m (11ft 7ins) x 3.18m (10ft 5ins))** This good size room has rear facing hardwood and aluminium double glazed sliding patio door and window which overlooks and leads out to the Conservatory. On the left hand side there is a timber and glazed door which provides access to the Breakfast Kitchen. The Dining Room has a double panel radiator with radiator shelf over. Cornice to ceiling. Power points.

**CONSERVATORY 3.47m (11ft 5ins) x 2.39m (7ft 10ins))** Being constructed with a mixture of brick walls and hardwood double glazed windows. Decorative tiled floor. Down lights to the timber wooden ceiling. Double panel radiator. Power points. Side facing double glazed sliding patio door and window provides access to the rear garden and patio area.

**BREAKFAST KITCHEN (3.52m (11ft 7ins) x 3.32m (10ft 11ins))** This good size room has a rear facing hardwood and aluminium double glazed window. There is a full range of matching base and wall units in a light cream finish with complementary marble effect worktops situated all around the room. Space for table and chairs to the centre. Tiled floor. Down lights and spotlights to ceiling. Panel radiator. Ample base and wall cupboards for storage. Integrated Siemens dishwasher. Stainless steel one and a half bowl single drainer sink top with chrome mixer tap. Siemens four ring electric hob with extractor above. To the tall unit there is a Neff electric oven and grill with Siemens integrated microwave above, storage to both top and bottom of the tall cupboard. Glass fronted display cupboard. Tiled walls. Central heating timer unit. Timber door which provides access to

**SIDE AND REAR HALLWAY** This spacious Hallway has a tiled floor. On the left as you entrance there is a door which leads to the **GARAGE**. Door to a walk-in **FREEZER ROOM** with double glazed window, power points and lighting installed, ideal for a additional utility space. Second door leads to **GUESTS CLOAKS/WC** having side facing window and dual flush WC. The Hall continues to the end where there is a deep recess, power and lighting installed, utilised as a **UTILITY AREA**. Side facing aluminium double glazed exit door which leads out to the patio and rear garden. At the end of the Hall there is a door which leads to

**OFFICE/STUDIO (2.77m (9ft 1ins) x 2.50m (8ft 2ins))** Having solid timber roof and spotlights. Hardwood and aluminium double glazed windows to both and side and rear elevations. Power points are installed along with shelving for storage.

#### FIRST FLOOR

**LANDING AREA** Having side facing hardwood and aluminium double glazed window to the return. Cornice to ceiling. Smoke alarm. Access to the boarded out loft space is via a drop down loft hatch with integrated loft ladder.

**BEDROOM 1 (4.41m (14ft 6ins) x 3.40m (11ft 2ins) to wardrobe front)** Having front facing hardwood and aluminium double glazed window. Panel radiator beneath. Full length built-in wardrobes providing ample hanging and storage space. Power points.

**BEDROOM 2 4.14m (13ft 7ins) x 3.86m (12ft 8ins))** Having rear facing hardwood and aluminium double glazed window. Panel radiator. Built-in wardrobe and overhead storage unit. Vanity unit with wash basin and chrome taps. Power points.

**BEDROOM 3 (2.71m (8ft 11ins) x 2.58m (8ft 6ins))** Having front facing hardwood and aluminium double glazed window. Panel radiator with radiator shelf over. Power points. Built-in wardrobes over the stair head.

**BATH AND SHOWER ROOM COMBINED (2.61m (8ft 7ins) x 2.58m (8ft 6ins))** Having rear facing hardwood and aluminium double glazed window. Corner cupboard housing the Worcester Bosch gas combination boiler for both central heating and hot water. Cupboard above with shelving for storage. Coloured suite comprising panel bath with chrome plated bath filler, side recess for soap etc. Pedestal wash hand basin with three hole basin filler, close coupled WC. Corner shower cubicle with chrome plated shower mixer valve with riser rail for the attachment of the shower head. Full height tiling to all walls. Dressing mirror with light and electric shaver point over the wash basin area. Chrome plated towel rail/radiator. Bathroom storage cupboard and mirror above.

#### OUTSIDE

The front garden is set back behind a low wall. Double width wrought iron gates provide vehicle access to the driveway which is laid with crazed paving and leads to the attached **GARAGE (4.92m (16ft 2ins) x 2.46m (8ft 1ins))** Accessed via twin metal doors. Having side facing double glazed window. Power point and lighting installed. The gas and electricity meters are located within the Garage. To the left hand side of the Garage there is a wrought iron gate, crazed paving which leads to an additional timber gate for security and onwards to the rear garden. The remaining section of the front garden has a quadrant shaped lawn laid area, stocked shrubs around. Outside courtesy lighting. The rear garden is of a good size and is enclosed with a mixture of fencing, shrubs and conifers. Slab laid patio across the rear Office and Conservatory. Step leads down to the central lawn laid area with deep stocked borders. Towards the end of the lawn there is a covered slab laid area with opening between the trellis which leads to a second area which has a central pathway and lawn laid areas to either side, deep stocked borders with shrubs. Screening wall and wrought iron gate lead to the last section which originally was used for storage with timber shed and footprint which looks like it could have been a greenhouse. Ideally suitable for the construction of a play area for children. Outside water tap and security lighting.

**TENURE** We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

**SERVICES** All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

**THE PROPERTY IS OFFERED SUBJECT TO CONTRACT**

**VACANT POSSESSION UPON COMPLETION**

