



SILKMORE LANE, STAFFORD

FOR SALE
£310,000

SILKMORE LANE, STAFFORD, ST17 4JB



Ground Floor

Entrance Porch

Enter via a uPVC/double glazed front door and having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights point, a central heating radiator, a wood slated feature wall, tiled flooring and a door opening to the hallway.

Hallway

Having a door to the front aspect with obscured windows each side, a ceiling light point, a central heating radiator, tiled flooring, a carpeted, spindle stairway to the first floor, a wood slated feature to part of the wall and wooden doors opening to an under-stairway storage cupboard, the lounge, the dining room and the utility.

Lounge

13' 8" x 11' 5" (4.16m x 3.48m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a gas fire with a fireplace surround, a decorative, wood panelled feature wall, picture railing, and a television aerial point.

Dining Room

14' 0" x 11' 5" (4.26m x 3.48m)

Having a coved ceiling with a ceiling light point, a central heating radiator, vinyl flooring, decorative picture railing and glazed folding doors opening to the dining area of the kitchen/diner.

Kitchen/Diner

13' 7" x 21' 7" (4.14m x 6.57m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and matching upstands and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, two central heating radiators, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, a Rangemaster oven/hob with a stainless steel chimney extraction unit over and a full height, laminate splashback behind which matches the worksurface, tiled flooring, a television aerial point, uPVC/double glazed French doors to the rear aspect opening to the garden, plumbing for a dishwasher, an integrated upright fridge/freezer, a central chef's island with breakfast bar seating, a door opening to the utility and a uPVC/double glazed door to the side aspect opening to the rear garden.

Utility

Being fitted with a range of wall and base units with laminate worksurface over and having a ceiling light point, a central heating radiator, a stainless steel, circular sink with mixer tap fitted, plumbing for a washing machine, tiled flooring and a door opening to the downstairs shower room/WC.

Downstairs Shower Room/WC

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating radiator, a WC, a wash hand basin with a under-sink storage, vinyl flooring and a shower with an electric shower installed.

First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, access to the loft space, carpeted flooring and wooden doors opening to the three bedrooms and the bathroom.

Bedroom One

14' 0" x 11' 3" (4.26m x 3.43m)

Having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating radiator and laminate flooring.

Bedroom Two

11' 6" x 11' 5" (3.50m x 3.48m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a built-in, double door wardrobe and carpeted flooring.

Bedroom Three

15' 6" x 6' 0" (4.72m x 1.83m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bathroom

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a chrome finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, vinyl flooring, an extraction unit and bath with a mixer tap fitted which has a hand-held shower head and a thermostatic shower over.

Outside

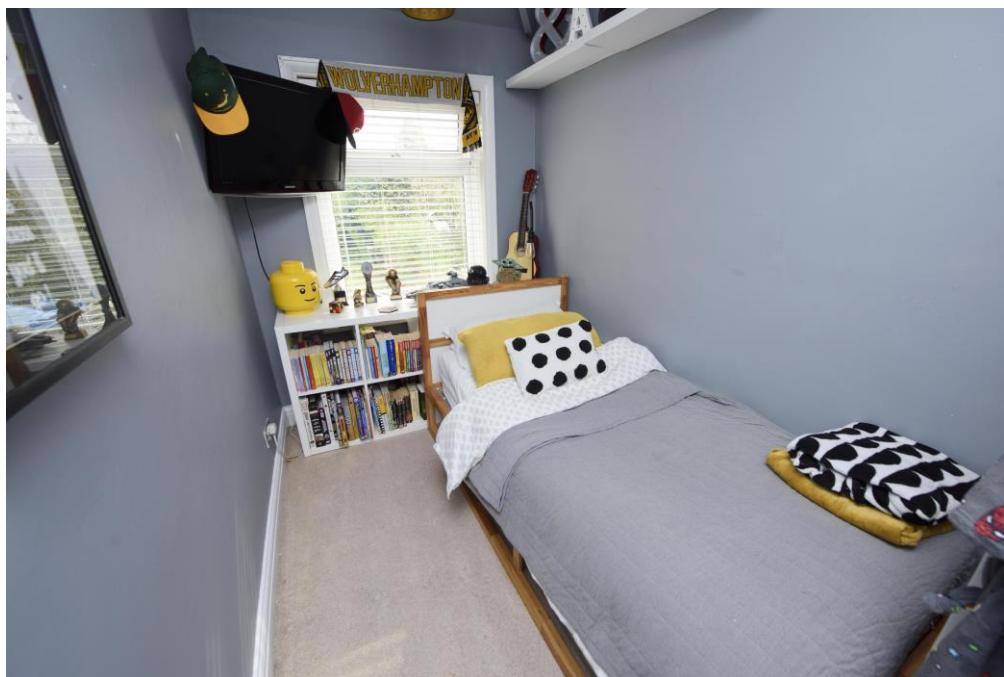
Front

Having a large block-paved driveway suitable for parking multiple vehicles, a decorative gravel area, a privacy hedge, courtesy lighting and access to the rear of the property

Rear

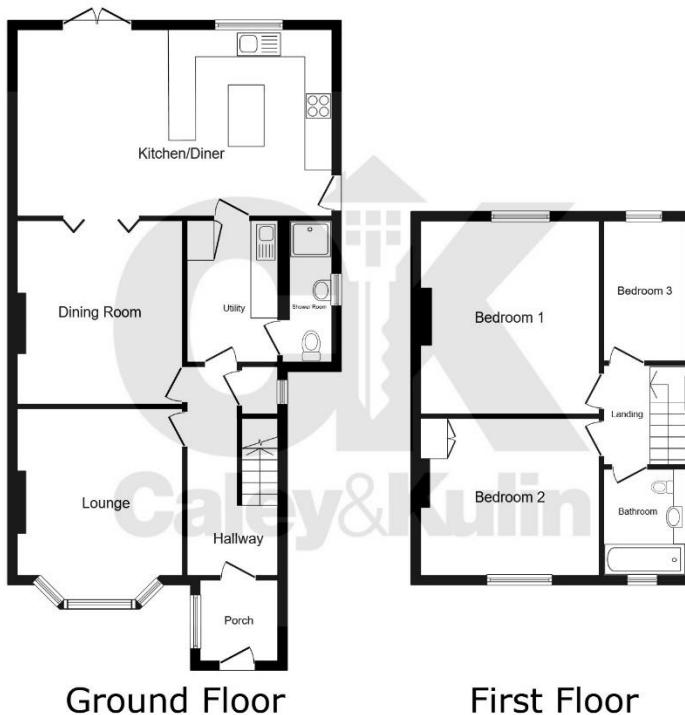
A huge rear garden which is mainly lawn and has a decked dining area, a patio seating area, courtesy lighting, various trees, shrubs and bushes and access to the front of the property.







* A spacious and beautifully presented family home situated on a large plot *



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Council Tax Band: C

EPC Rating: EPC Awaited

Tenure: Freehold

Version: CK1917/001



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The Property
Ombudsman



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