





SILKMORE LANE, STAFFORD, ST17 4JB

FOR SALE  
£310,000



## 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.





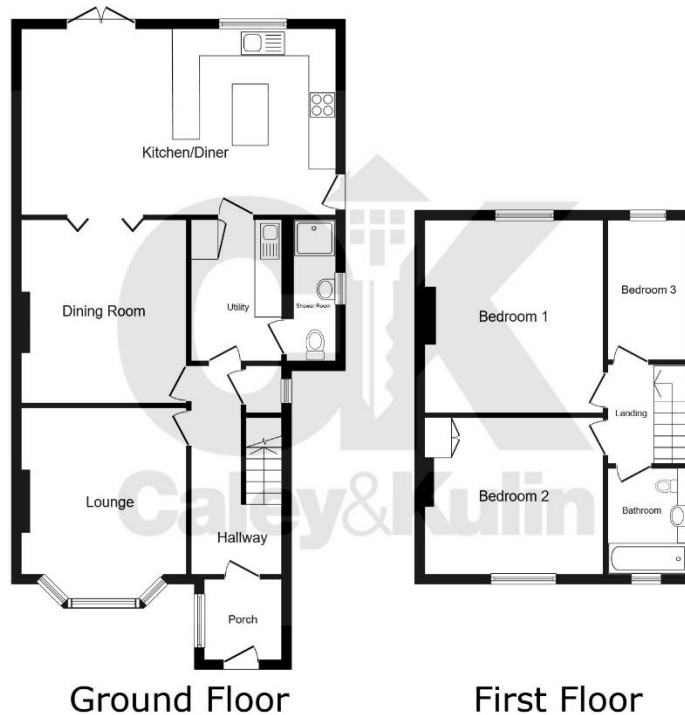






\* A spacious and beautifully presented family home situated on a large plot \*





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**Council Tax Band:** C

**EPC Rating:** EPC Awaited

**Tenure:** Freehold

**Version:** CK1917/001



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