



Connells

Doxey
Stafford



Property Description

Situated in the well-established and convenient area of Doxey, this well-presented property offers comfortable living accommodation ideal for first-time buyers, growing families, or investors alike.

This inviting home combines practical layout with a homely feel, featuring bright and airy interiors throughout.

The ground floor offers a welcoming entrance, leading into a spacious lounge—perfect for relaxation and entertaining—alongside a well-proportioned kitchen/diner providing ample workspace and storage.

Upstairs, the property continues to impress with generously sized bedrooms, offering flexibility for family living, home working, or guest accommodation. The bathroom is well-appointed, serving all bedrooms comfortably.

Externally, the property benefits from a private rear garden—ideal for outdoor dining, gardening, or family enjoyment. To the front, there is convenient off-road parking and a neat frontage that enhances the home's curb appeal.

Located in the ever-popular Doxey area of Stafford, the property enjoys excellent access to local amenities, including shops, transport links, nearby nature reserve and within catchment area for both Blessed William

Howard and King Edwards. Stafford town centre is just a short distance away, providing a wider range of retail, dining and leisure facilities. The property also benefits from easy access to major road networks and rail links, making it an excellent choice for commuters.

Internally

Entrance Hallway

Having door access, radiator and stairs access.

Lounge

Having double glazed bay window to front, fireplace with surround and mantel, radiator and carpet flooring.

Dining Room

Having double glazed window to side, radiator and wood flooring.

Snug

Having double glazed windows to side and rear.

Kitchen

Having double glazed window to side, this fitted kitchen offers a range of wall and base units incorporating work surfaces over, Range

master with gas stove, cooker hood, Belfast sink and tiled flooring.

Utility Room

Having double glazed window to side, a range of base units incorporating work surfaces over and space for appliances.

Downstairs W.C

Having double glazed window to rear and W.C

First Floor Landing

Having stairs leading from Entrance Hallway, radiator and carpet flooring.

Bedroom Two

Having double glazed bay window to front, radiator and carpet flooring.

Bedroom Three

Having double glazed windows to side and rear, radiator and carpet flooring.

Bedroom Four

Having double glazed window to rear, radiator and carpet flooring.

Bathroom

Having double glazed window to side, W.C, wash hand basin, bath, corner shower and

tiled flooring.

Master Bedroom (second Floor)

Having double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

Externally

With a private driveway to the front, the property also boasts a generously sized and well-established rear garden, offering an excellent outdoor space for both relaxation and entertaining. A paved patio area immediately to the rear provides the perfect spot for outdoor dining, seamlessly leading onto a well-maintained lawn bordered by a variety of mature shrubs, hedging, and trees that create a high degree of privacy and a pleasant green outlook.

The garden extends to a good length, offering ample space for families, keen gardeners, or those looking to further enhance the outdoor space. Towards the rear, there is an additional seating area, ideal for enjoying the afternoon sun, while the surrounding planting adds colour and character throughout the seasons.

Overall, this is a delightful and enclosed garden that combines practicality with a peaceful setting, making it a standout feature of the property.









Total floor area 176.5 m² (1,900 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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