



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: C

Marston Grange Stafford

Pasture Lane Marston Grange
Stafford Staffordshire



Welcome to your dream home on Pasture Lane! This immaculately presented end-terraced property exudes modern elegance and comfort.

Step through the inviting entrance hallway into a spacious living room, where French doors open onto a beautifully landscaped rear garden, perfect for summer evenings. The sleek kitchen/diner is ideal for culinary adventures. Upstairs, discover the three bedrooms, including a master suite with an en-suite shower room, complemented by a contemporary family bathroom. With a charming plot featuring a driveway and nestled in a sought-after area with excellent M6 commuter links, this home truly offers the best of both worlds.

- Stunning Three Bedroom End-Terraced Home
- Immaculately Presented Throughout
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Family Bathroom, En-Suite & Guest WC
- Driveway & Landscaped Rear Garden

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed composite entrance door, having stairs rising up to the first floor accommodation with a useful understairs storage cupboard. There is also a radiator.

Guest WC 3' 5" x 6' 2" (1.03m x 1.87m)

Fitted with a contemporary styled white suite comprising of a low-level WC, and a pedestal wash hand basin with mixer tap & tiled splashbacks. The room also has tiled flooring, and a radiator.

Kitchen/Diner 11' 3" x 9' 11" (3.43m x 3.01m) maximum measurements

Fitted with a modern range of wall, base & drawer units with under-counter lighting with fitted work surfaces which incorporates a stainless steel sink/drain unit with mixer tap. There is also an integrated oven & hob with hood above, with space for a fridge/freezer. The room also benefits from wood effect flooring, a radiator, and a double glazed window to the front elevation.



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Living Room 10' 5" x 15' 4" (3.17m x 4.67m)

A lovely sized reception room spanning the full width of the rear of the property, and featuring a radiator, and double glazed double doors with matching double glazed side panels leading out directly into the garden.

First Floor Landing

Having a loft access point, and a radiator.

Bedroom One 11' 1" x 11' 10" (3.39m x 3.61m) maximum measurements

A double bedroom, with a radiator, and a double glazed window to the front elevation.

En-suite Shower Room 5' 9" x 5' 5" (1.74m x 1.65m)

Fitted with a contemporary suite which includes a WC, a pedestal wash hand basin with mixer tap, and a tiled shower cubicle with electric shower. The room also benefits from an electric shaver point, tiled flooring, a radiator, and a double glazed window to the front elevation.

Bedroom Two 10' 6" x 8' 6" (3.19m x 2.59m)

A second double bedroom, with a radiator, and a double glazed window to the rear elevation.

Bedroom Three 10' 6" x 6' 7" (3.19m x 2.0m)

Having a radiator, and a double glazed window to the rear elevation.

Family Bathroom 6' 8" x 5' 7" (2.03m x 1.69m)

Fitted with a contemporary suite which includes a WC, a pedestal wash hand basin with mixer tap, and a panelled bath. There is also splashback tiling, tiled flooring, and a radiator.

Outside Front

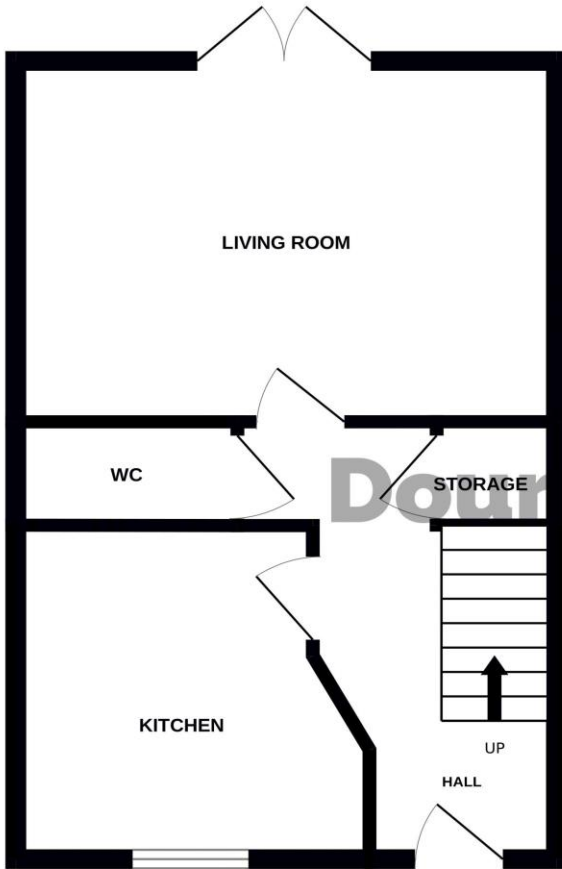
The property is approached via a paved pathway with a lawned front garden, and a driveway which extends to the side of the house.

Outside Rear

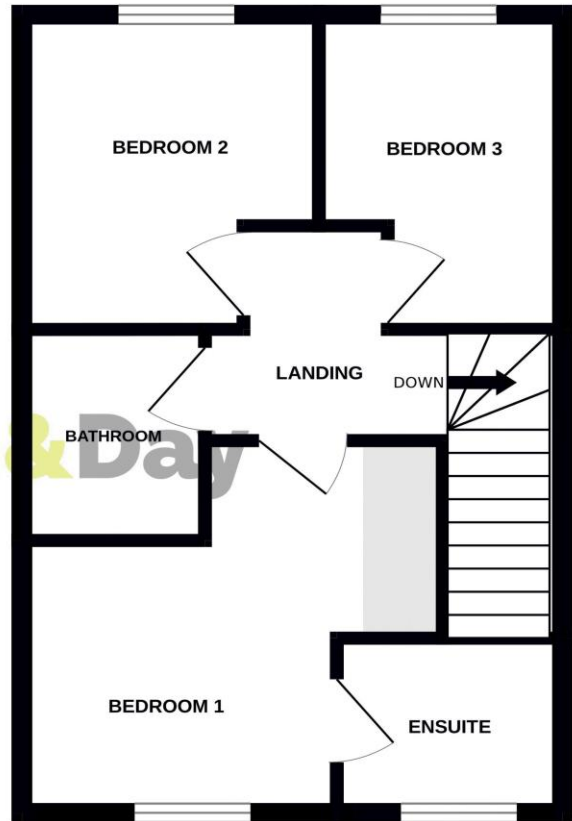
A beautifully kept & enclosed landscaped garden with a gated side access, and featuring a paved patio seating area which in turn leads on to a shaped lawn with edging bricks & planting beds.



GROUND FLOOR

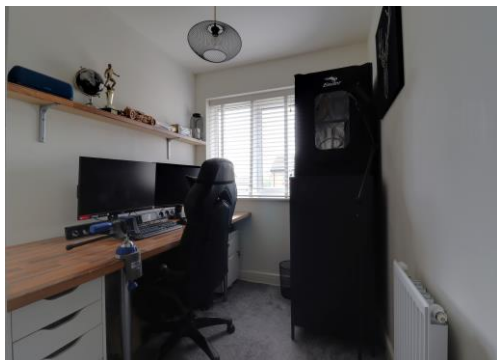


1ST FLOOR



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
Very energy efficient - lower running costs			97
(81-91)	A		
(69-80)	B		84
(55-68)	C		
(39-54)	D		
(29-38)	E		
(15-28)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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