



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Wildwood Stafford

Stonepine Close Wildwood
Stafford Staffordshire



Discover this beautifully presented link-detached home nestled in the highly sought-after Wildwood area. With excellent schools, convenient amenities, and picturesque canal walks just moments away, this property perfectly combines comfort and convenience. Step inside to find an inviting entrance hallway, a cosy living room, and a spacious breakfast kitchen ideal for family meals.

The home also features a practical snug/office with a guest WC, a further office/bedroom four, and a generous conservatory, providing ample space for relaxation and productivity. Upstairs, you'll find a family bathroom and three well-appointed bedrooms, offering comfort and privacy for everyone. Outside, enjoy the benefits of a private driveway, garage storage, and an enclosed private rear garden, perfect for outdoor activities and gatherings. This home truly offers everything you need for modern family living in a prime location.

- Linked Detached Family Home - Popular Area
- Living Room & Large Conservatory
- Breakfast Kitchen, Snug/Office
- Three Good Size Bedrooms & Bathroom
- Second Office / Bedroom Four
- Driveway, Garage Stores & Private Rear Gardens

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the first floor landing accommodation & radiator.

Living Room 16' 6" x 11' 7" (5.02m x 3.54m)

A spacious living room, having a radiator and a double glazed bow window to the front elevation.

Kitchen 10' 4" x 14' 7" (3.14m x 4.44m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl sink/drainers with mixer tap over, and a range of integrated/fitted appliances including; Range cooker with extractor hood over. The room also benefits from ceramic splashback tiling to the walls, ceramic tiled flooring, space for an American style freestanding fridge/freezer a double cupboard located under the stairs, a radiator, and double glazed window & double glazed double doors leading into the conservatory.

Conservatory 8' 11" x 14' 6" (2.72m x 4.41m)

A brick based double glazed conservatory with double glazed windows and double glazed sliding door leading out to the rear garden. The conservatory also benefits from having a radiator and wood laminate flooring.



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Snug / Office 1 17' 11" x 7' 3" (5.46m x 2.22m)

A further spacious reception room which has wood laminate flooring and a radiator.

Guest WC 7' 9" x 3' 6" (2.37m x 1.07m)

Fitted with a white suite comprising of a low-level WC & wash hand basin with chrome mixer tap over. There is ceramic tiling to the walls, wood laminate flooring & downlighting.

Second Office / Bedroom Four 8' 2" x 6' 7" (2.48m x 2.00m)

Featuring double glazed double doors to the rear elevation and having wood laminate flooring & radiator.

First Floor Landing

Having a double glazed window to the side elevation, access to the loft space, a built-in airing cupboard with shelving housing a wall mounted gas central heating boiler, and doors off to all bedrooms & bathroom.

Bedroom One 13' 5" x 8' 5" (4.08m x 2.56m)

A spacious double bedroom, having double fitted wardrobes, radiator and a double glazed window to the front elevation.

Bedroom Two 13' 6" x 8' 4" (4.12m x 2.55m) measured into fitted wardrobe space

A second double bedroom, having fitted wardrobes to the length of one wall, a radiator and double glazed window to the rear elevation.

Bedroom Three 9' 1" x 6' 0" (2.77m x 1.83m)

Having fitted bedroom furniture, radiator and a double glazed window to the side elevation.

Bathroom 8' 4" x 5' 11" (2.53m x 1.80m) maximum measurements

Fitted with a white suite comprising of a low-level WC, a pedestal wash basin with chrome mixer tap over, and a panelled bath with chrome mixer tap and mains shower over with screen to side. The room also benefits from having tiled walls, tiled effect flooring, a towel radiator and a double glazed window to the rear elevation.

Outside Front

The property is well set back from the road and is approached over a large block paved driveway with a lawned garden area to the side. The driveway continues to the front entrance door and garage/stores.

Garage/Store 10' 3" x 7' 7" (3.12m x 2.32m)

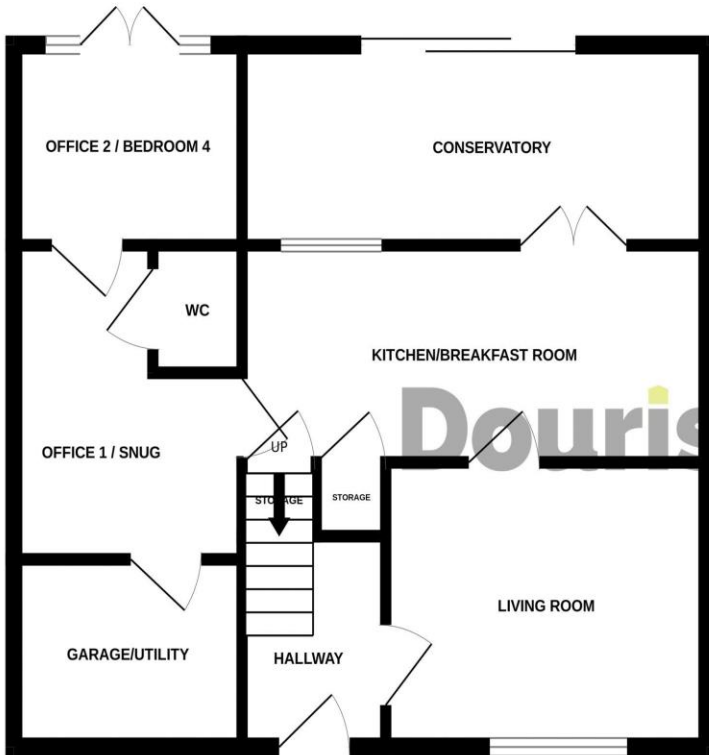
Having an up and over garage door to the front elevation and internally fitted with worktops with space & plumbing beneath for appliance(s). The garage also has an integral door leading into the house (snug room), and benefits from having power & lighting.

Outside Rear

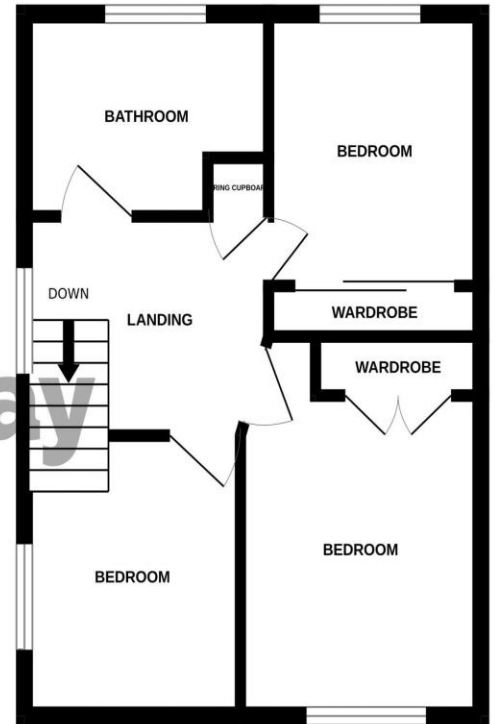
Having a paved seating area leading onto a lawned garden with a decorative gravelled covered garden area, a garden shed to the rear and is enclosed by timber panelled fencing.



GROUND FLOOR



1ST FLOOR



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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 - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		55	76
EU energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			



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