



Offers in the Region
Of £270,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: C

Weeping Cross Stafford

Camborne Close Weeping Cross
Stafford Staffordshire



The hard work's done! Take a look at this modernised and extended three bedroom semi-detached house, situated in a highly regarded cul-de-sac within the desirable area of Weeping Cross, close to excellent nearby shops, amenities & schooling.

Internally comprising of an entrance porch, entrance hallway, large open-plan lounge & dining area, modern refitted open-plan kitchen with built in appliances, refitted utility room and guest WC. Meanwhile, to the first floor there are three bedrooms and a bathroom. Externally, the property benefits from ample parking, detached garage and a good sized rear garden. The property is being sold with No Onward Chain!

- Extended Modernised 3 Bedroom Semi-Detached
- Spacious Open-Plan Lounge Diner
- Refitted Open-Plan Kitchen & Utility Room
- Ample Off-Road Parking & Detached Garage
- Good Sized Rear Garden Close To Shops & Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Storm Porch

Accessed via a double glazed entrance door, and having a further glazed door leading through to the Entrance Hallway.

Entrance Hallway

Having a turned staircase off, rising to the First Floor Landing & accommodation, wood effect laminate flooring, radiator, door to a useful built-in storage cupboard, and internal door(s) off, providing access to;

Open-Plan Lounge & Dining Area 20' 9" x 18' 1" (6.33m x 5.52m) (maximum measurements)

A spacious open-plan lounge & dining area, having wood effect laminate flooring, two radiators, recess into chimney breast, a double glazed window to the side elevation, a double glazed bay window to the front elevation, and opening into the Kitchen.

Kitchen 12' 0" x 9' 11" (3.67m x 3.01m) (maximum measurements)

Recently fitted with a modern shaker style grey range of wall, base & drawer units with marble effect work surfaces over with matching splashback upstands, and incorporating an inset composite granite effect sink with drainer & mixer tap, and appliances which include a four-ring halogen hob with a contemporary style extractor above, an integrated eye-level electric double oven/grill, integrated refrigerator, integrated freezer, and also including an



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

integrated dishwasher. In addition, there is wood effect laminate flooring, part-vaulted ceiling with a skylight window to the rear elevation, inset ceiling downlighting throughout, a double glazed window to the side elevation, and double glazed double doors providing views and access to the generous rear garden and onto an adjacent paved seating area.

Utility Room 8' 0" x 9' 2" (2.45m x 2.79m) (maximum measurements)

Fitted with a matching range of base units with marble effect work surface over incorporating an inset stainless steel sink with drainer & mixer tap, having space & plumbing for a washing machine. In addition, there is wood effect laminate flooring, radiator, a window to the rear elevation, a door to the side elevation, and internal door off to the Guest WC.

Guest WC

Fitted with a low-level WC.

First Floor Landing

Having a double glazed window to the front elevation, an access point to the loft space, radiator, and further internal door(s) off, providing access to;

Bedroom One 13' 3" x 9' 11" (4.04m x 3.03m)

A double bedroom, having a built-in airing cupboard housing a wall mounted gas central heating boiler, radiator, and a double glazed window to the rear elevation.

Bedroom Two 11' 7" x 10' 0" (3.54m x 3.06m)

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

Bedroom Three 8' 1" x 7' 10" (2.46m x 2.39m)

A smaller double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bathroom

Fitted with a modern white suite comprising of a panelled bath with chrome mixer-fill tap & hand-held shower attachment over with shower screen, and a pedestal wash hand basin. In addition, there is ceramic tiling to the walls, a chrome towel radiator, and a double glazed window to the side elevation.

Separate WC

Fitted with a low-level WC, and having a double glazed window to the side elevation.

Externally

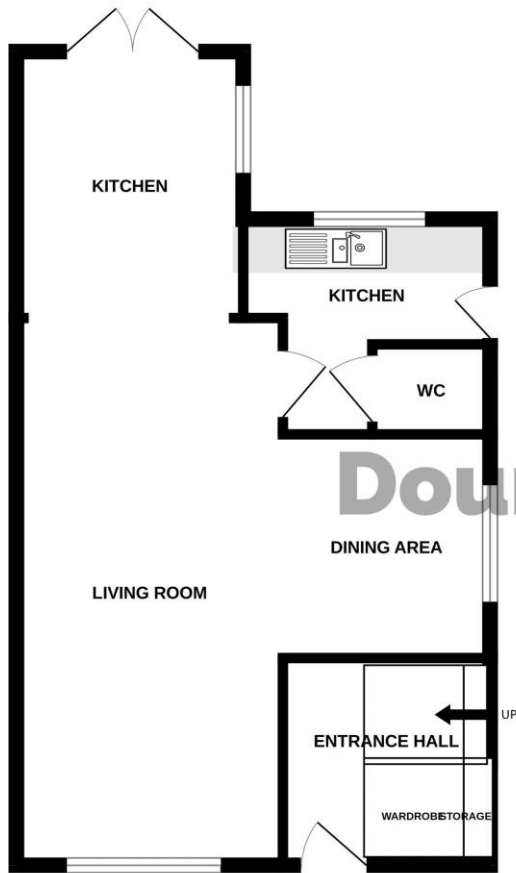
The property is approached over a block-paved frontage which provides ample off-street parking, and continues to the side of the property and leads to the Detached Garage. The rear garden is of a generous size featuring a large paved seating area, and is laid mainly to lawn.

Detached Garage

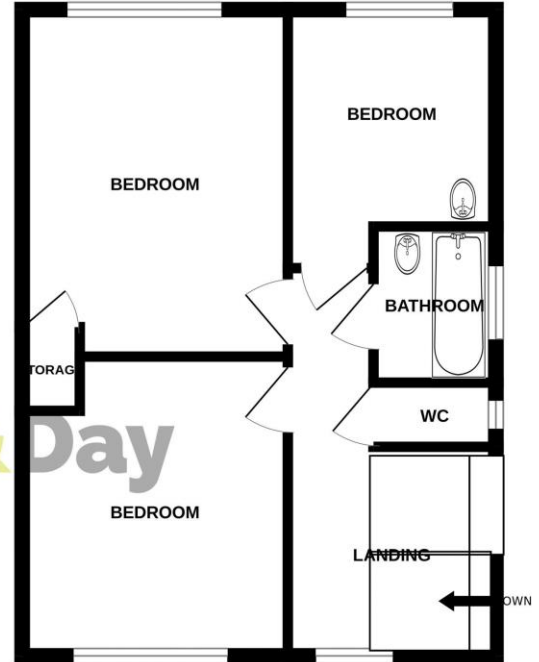
A single garage having double access doors to the front elevation.



GROUND FLOOR



1ST FLOOR



Dourish&Day

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		
		54	82
EU energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			

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.
Made with Metropix ©2023



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk