



£375,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💰 COUNCIL TAX BAND: **D**

Rickerscote Stafford

Forest Drive Rickerscote
Stafford Staffordshire



Introducing this beautifully presented four-bedroom detached family home! Nestled near Stafford's vibrant town centre, it provides easy access to a wide range of local shops, amenities, and a mainline train station.

Step inside to discover an inviting entrance hall, a spacious living room, a convenient guest WC, and a large open-plan kitchen/breakfast/family room complete with a separate utility room. Upstairs, you'll find four generously sized double bedrooms, including a luxurious master bedroom with an ensuite, and a stylish family bathroom. Outside, the property boasts a double-width driveway offering ample off-road parking, an integral garage, and a private rear garden—ideal for family gatherings and outdoor relaxation. Homes of this quality and condition are highly sought after and don't stay on the market for long. Call us today to arrange your viewing appointment and make this beautiful family home yours!

- Spacious Four Bedroom Detached Property
- Living Room & Large Kitchen/Dining Room
- Four Spacious Double Bedrooms
- Guest WC, En-suite To Master & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Close To Stafford's Town & Mainline Train Station

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 entrance door, and having stairs off, rising to the first floor landing & accommodation, herringbone effect wooden flooring, a radiator, and internal doors off, providing access to;

Guest WC 5' 4" x 4' 0" (1.63m x 1.21m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap over. There is splashback tiling around the suite area, a chrome towel radiator, inset ceiling downlighting, and ceramic tiled flooring.

Living Room 16' 10" x 10' 10" (5.12m x 3.31m) measured into bay window recess

A spacious reception room which features a walk-in bay window to the front elevation. The room also benefits from having two radiators, and inset ceiling downlighting throughout.

Kitchen & Dining Space 11' 6" x 23' 6" (3.50m x 7.17m)

A further spacious & contemporary room, which in the kitchen area features a modern and contemporary styled range of wall, base & drawer units with fitted work surfaces over and incorporating an inset stainless steel single bowl sink/drainers with chrome mixer tap over. There are a range of integrated/fitted appliances included, comprising of; double electric oven/grill, induction hob with extractor hood over and an integrated dishwasher. The kitchen also features a matching centre island area benefitting from additional storage beneath with further work space, and from being utilised as a breakfast bar area too. The room benefits from herringbone effect wood flooring, inset ceiling downlighting throughout, a radiator, a double glazed window to the rear elevation, and double glazed double doors also providing views and access out to the rear garden.



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Utility Room 5' 4" x 5' 1" (1.62m x 1.54m)

A useful additional work space which features a matching range of fitted wall, base & drawer units with fitted work surfaces and under-counter space & plumbing for appliance(s). The room also benefits from herringbone effect wood flooring, a radiator, and a double glazed window to the side elevation.

First Floor Landing

A spacious landing area which provides access to the loft space, a useful built-in cupboard with shelving, a radiator, and double glazed window to the front elevation. Further internal doors provide access to all bedrooms & bathroom.

Bedroom One 13' 9" x 14' 6" (4.20m x 4.41m)

A spacious double bedroom, having a double glazed window to the front elevation, radiator, and further internal door leading into the En-suite.

En-suite (Bedroom One) 4' 1" x 8' 0" (1.25m x 2.45m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a wash hand basin with chrome mixer tap over, and a glazed shower cubicle housing a mains shower. The room also benefits from having part-tiled walls, tiled flooring, a chrome towel radiator, and a double glazed window to the side elevation.

Bedroom Two 9' 1" x 12' 4" (2.78m x 3.76m)

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

Bedroom Three 11' 11" x 10' 11" (3.62m x 3.33m)

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

Bedroom Four 10' 7" x 11' 1" (3.22m x 3.37m) maximum measurements

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

Bathroom 7' 1" x 5' 8" (2.15m x 1.72m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & mains shower with a shower screen to the side, a pedestal wash basin with chrome mixer tap over, and a low-level WC. The room also benefits from having part-tiled walls, tiled flooring, a skylight window, and inset ceiling downlighting.

Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking, and access to the main entrance door & single garage. To the side is a decorative gravelled garden area with a variety of established plants & shrubs. A timber gate to the side of the property provides secure access to the rear garden.

Garage 16' 3" x 8' 5" (4.96m x 2.56m)

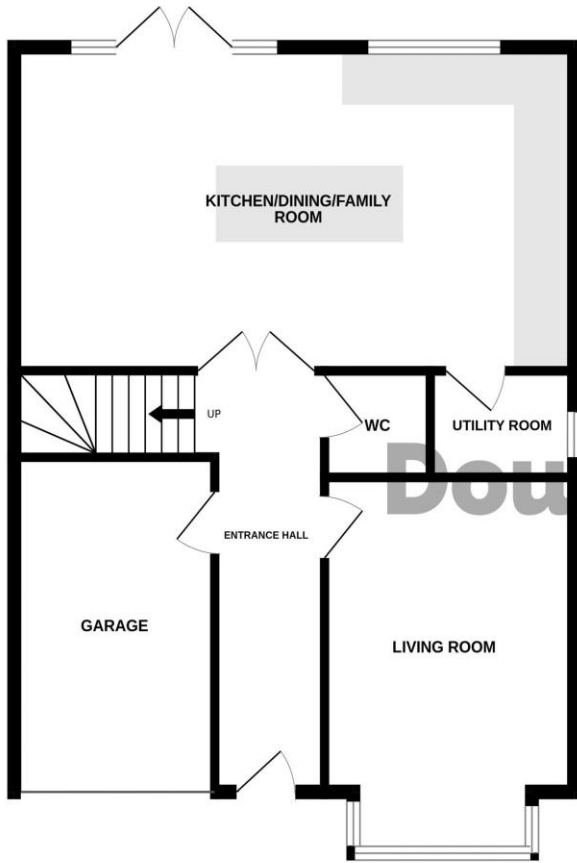
Having an up and over garage door to the front elevation, a pedestrian access integral door leading to/from the entrance hallway, and benefitting from having both power & lighting installed.

Outside Rear

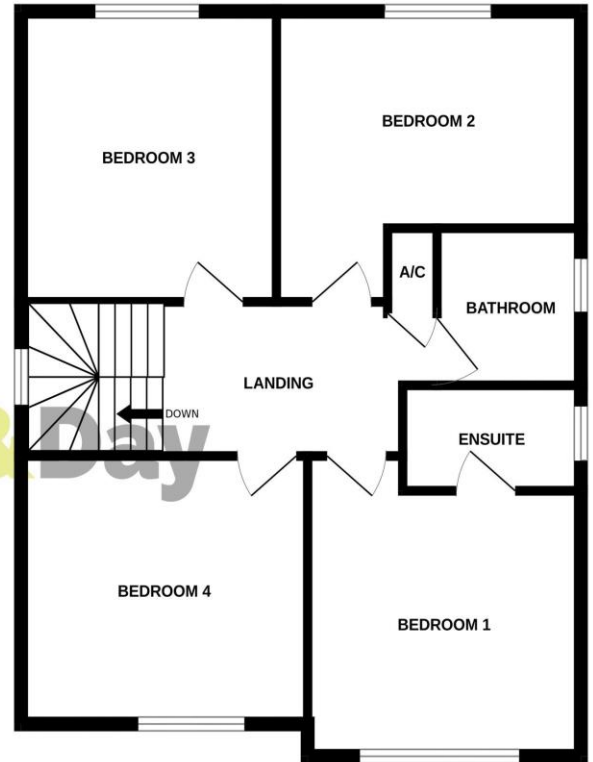
A well presented enclosed rear garden which features a beautifully maintained lawned garden area with a decorative gravelled seating area and the additional benefit of a canopy over. There is a garden shed included, and the garden is enclosed by panelled fencing.



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	(92-100)		94
A	(81-91)	85	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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