



£170,000

🔑 TENURE: Freehold

☰ EPC RATING: N/A

£ COUNCIL TAX BAND: A

Doxey Stafford

Castle Grange Park Doxey
Stafford Staffordshire



Quite simply Stunning ! is the only way to describe this spacious and beautifully maintained, individually designed Park Home, situated on a small park, close to Stafford Town Centre's comprehensive range of shops and amenities and enjoying superb rural views.

Internally comprising of an entrance hallway with built in storage cupboards, large open plan living room with French doors opening up to a conservatory with rural views, large open plan dining room, spacious fitted contemporary style kitchen and utility room. Bathroom. two double bedrooms with fitted wardrobes and an additional walk in wardrobe and En-suite shower room to bedroom one. Externally the property continues to impress having a block paved driveway for two vehicles and a private block paved seating area to the rear.

- Beautifully Presented & Spacious Park Home
- Two Double Bedrooms & Walk-In Wardrobe
- En-Suite Shower Room & Modern Bathroom
- Substantial Open-Plan Lounge & Dining Room
- Spacious Fitted Kitchen & Utility Room

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed door, having glazed window, built-in storage cupboard, radiator & internal door(s) off, providing access to;

Living Room 22' 3" x 10' 2" (6.77m x 3.09m)

A bright & spacious living room, having a decorative fire surround with an inset feature electric fire set on a matching hearth, radiator, two double glazed bay windows to the side elevation & double glazed sliding door leading into the Conservatory.

Conservatory 7' 7" x 9' 2" (2.30m x 2.79m)

A UPVC double glazed conservatory with double glazed windows & French doors providing views of, and access to the rear garden.

Dining Room 11' 8" x 8' 9" (3.55m x 2.67m)

Having a radiator & double glazed bay window to the rear elevation & internal glazed double doors leading into the Kitchen.

Kitchen 11' 8" x 8' 9" (3.56m x 2.67m)

Fitted with a matching range of wall, base & drawer units with work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainers with chrome mixer tap over. Integrated/fitted appliances include; double electric oven/grill, fitted microwave oven, electric induction hob with extractor hood



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over, and integrated dishwasher. There is ceramic splashback tiling to the walls, tiled effect flooring, and a double glazed window to the side elevation.

Utility Room 5' 3" x 7' 3" (1.59m x 2.22m)

Having matching wall & base units with work surfaces over & undercounter space(s) for appliance(s). There is tiled effect flooring, radiator, and a double glazed door to the side elevation.

Bedroom One 13' 11" x 9' 5" (4.25m x 2.86m)

A good size double bedroom, having a walk-in wardrobe with storage & rails, further overhead storage, radiator, and double glazed windows to both the front & side elevations. A further door leads into the En-suite.

En-suite (Bedroom One) 5' 9" x 4' 11" (1.76m x 1.51m)

Fitted with a white suite comprising of a walk-in screened shower cubicle housing a mains-fed shower, wash hand basin set into top with chrome mixer tap above & storage beneath, and a low-level WC with concealed cistern. There is ceramic tiled walls, chrome towel radiator, laminate flooring, and a double glazed window to the side elevation.

Bedroom Two 11' 5" x 9' 5" (3.48m x 2.86m)

A second double bedroom, having fitted double wardrobes & overhead storage, radiator, and double glazed window to the front elevation.

Shower Room 8' 6" x 6' 3" (2.60m x 1.90m)

Fitted with a white suite comprising of a walk-in screened corner shower cubicle housing a mains-fed shower, a pedestal wash hand basin with chrome mixer tap over, a bidet with chrome mixer tap, and a low-level WC. There is ceramic tiling to the walls, tiled effect flooring, radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over a block paved driveway which provides ample off-street parking, and access to the rear of the property & main entrance door, also having a lawned garden area to the front,

Outside Rear

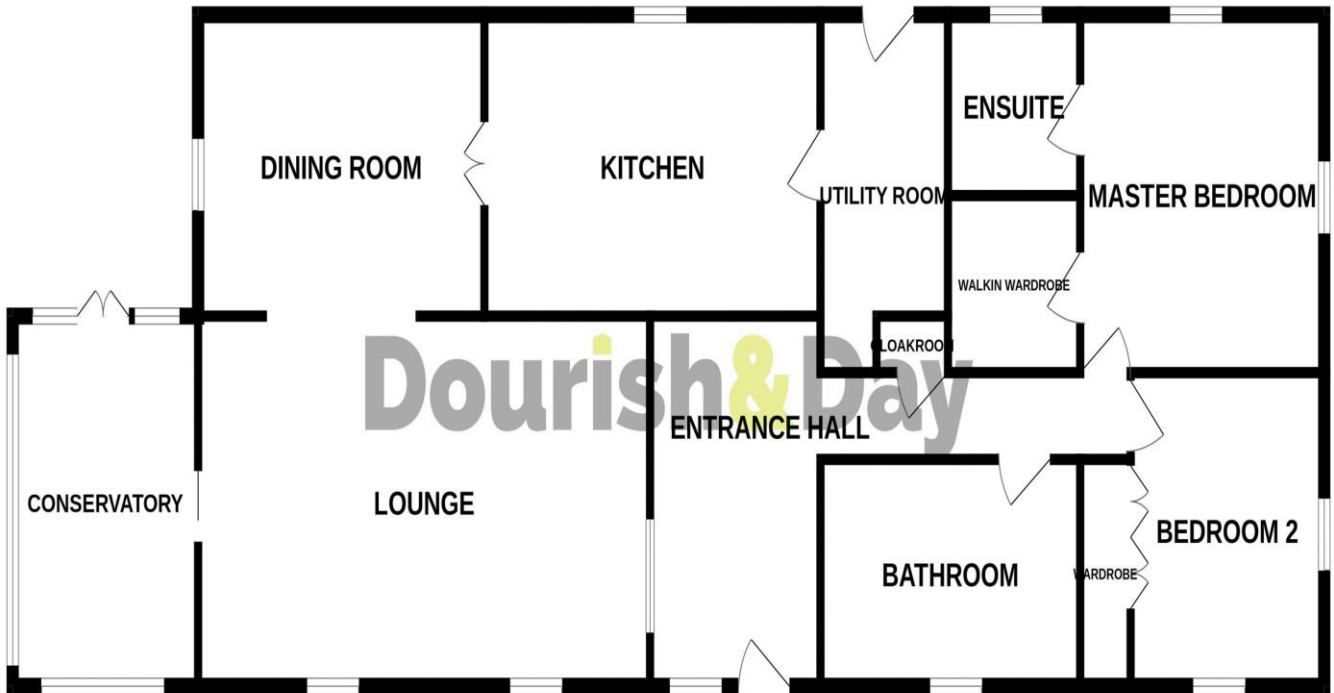
A private & low-maintenance garden having a block paved seating/outdoor entertaining area, a decorative gravelled garden area with a variety of mature shrubs, and enjoying views of the neighbouring countryside.

Agents Note

The site has an age restriction of 50. A copy of the site rules is available from the agent, or can be found on Stafford Borough Council website. https://www.staffordbc.gov.uk/sites/default/files/cme/DocMan1/Housing/Mobile%20Homes%20Sites%20-%20Site%20Rules/Castle_Grange_Park_Stafford.pdf



GROUND FLOOR



PROPERTY EXEMPT FROM AN EPC

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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