



Offers Over £250,000

 **TENURE: Freehold**

 **EPC RATING: C**

 **COUNCIL TAX BAND: B**

Stafford

Chesham Road
Stafford Staffordshire



We often dream of having more homes like this to offer because they are in high demand. If you're in search of a classic bay-fronted home that's been beautifully extended and well maintained in a sought-after location, then your search ends here. Don't hesitate, give us a call to schedule your viewing promptly!

This fantastic three-bedroom semi-detached home is move-in ready, featuring an entrance porch, hallway, spacious living room with a cosy log stove, sitting/dining room, kitchen, and a versatile study/playroom. Upstairs, you'll discover the family bathroom and the three bedrooms. Outside, the property boasts off-street parking and a wonderfully spacious rear garden. Act fast to secure your viewing appointment as this property is bound to generate significant interest!

- Extended Bay Fronted Semi-Detached Family Home
- Living Room With Log Stove
- Sitting/Dining Room, Kitchen & Study/Playroom
- Three Bedrooms & Family Bathroom
- Driveway & Large Rear Garden
- Ideal Location Close To 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



Entrance Porch

Being accessed through a double glazed entrance door and having wood effect flooring, double glazed windows and a further secure entrance door leading to:

Entrance Hall

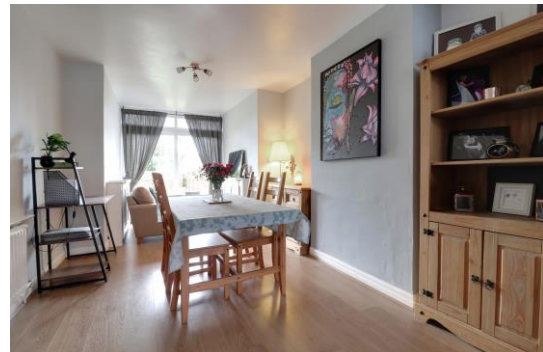
Having stairs leading to the first floor accommodation, wood effect flooring and radiator.

Study / Playroom 20' 0" x 6' 8" (6.10m x 2.02m)

A highly versatile room having dual aspect views with double glazed windows to the front and rear elevation, radiator and recessed downlights.

Living Room 13' 4" into bay x 10' 4" (4.07m into bay x 3.15m)

A bright and spacious reception room having a cast iron log stove set on a slate tiled hearth with wooden mantle, radiator and double glazed bay window to the front elevation.



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Sitting / Dining Room 19' 3" x 9' 11" (5.87m x 3.02m)

An extended reception room having wood effect flooring three radiators and double glazed sliding patio door giving views and access to the rear garden.

Kitchen 15' 7" x 7' 4" (4.74m x 2.23m)

Having a range of matching units extending to base and eye level and fitted work surfaces with a ceramic one and half bowl sink unit with mixer tap. Range of integrated appliances including an oven, four ring gas hob and cooker hood over. Further appliance space, useful pantry, wall mounted gas central heating boiler, tiled effect floor, recessed downlights, two double glazed windows and double glazed door to the side elevation.



First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 13' 5" into bay x 10' 4" inc robes (4.08m into bay x 3.14m inc robes)

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



Bedroom Two 11' 9" x 9' 11" (3.58m x 3.01m)

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

Bedroom Three 8' 11" x 6' 1" (2.71m x 1.85m)

Having a radiator and double glazed window to the front elevation.



Family Bathroom 7' 0" x 6' 5" (2.14m x 1.95m)

Having a white suite which includes a panelled bath with mixer fill taps and electric shower over, pedestal wash hand basin with mixer tap and low level WC. Tiled effect floor, airing cupboard, radiator and double glazed window to the rear elevation.

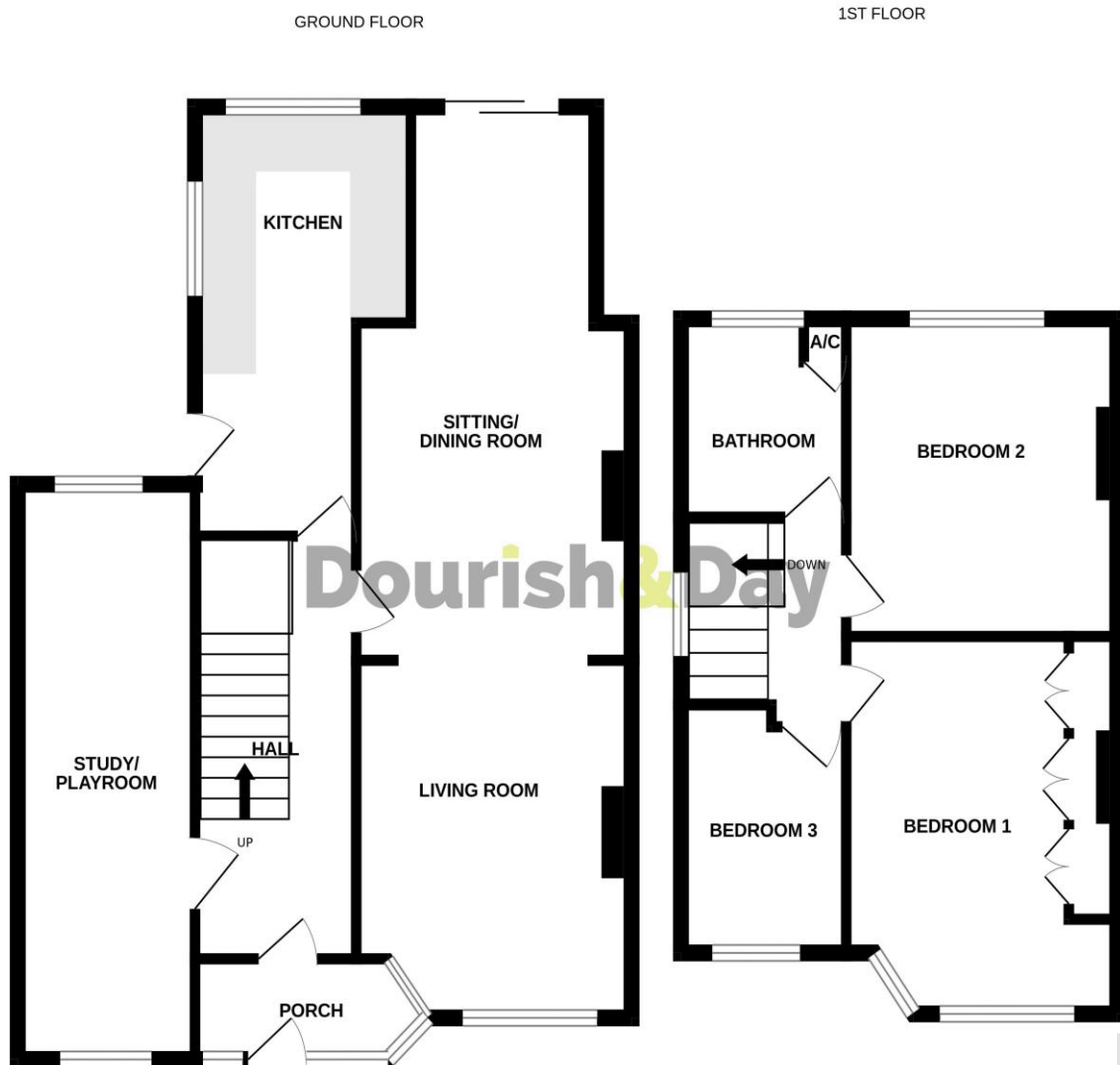
Outside - Front

The property is approached over a low maintenance tarmac and gravelled driveway providing off-road parking.

Outside - Rear

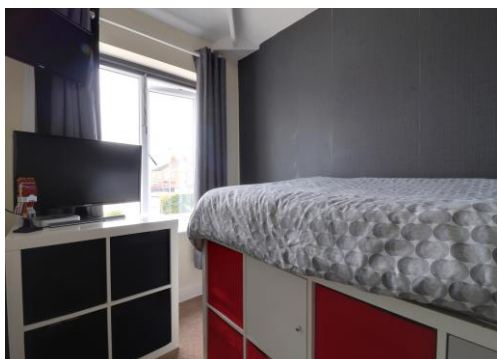
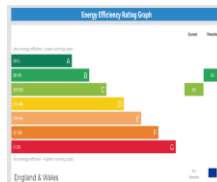
The enclosed rear garden offers a good degree of privacy and features a lawned area and a large gravelled seating area.





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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