



£310,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

## Stafford

Kingsley Road  
Stafford Staffordshire



***Step into luxury living with this spacious 1930s semi-detached home, perfect for those who appreciate the finer things in life!***

Fit for royalty, this 'castle' boasts an inviting entrance hall, a bright and airy open-plan living/dining room, a convenient guest WC, three bedrooms, and a family bathroom. Outside, the property offers the convenience of a driveway, a detached garage, and a generously sized rear garden—ideal for outdoor relaxation and entertaining. Perfectly positioned this home is a short drive to Stafford's town centre which has fantastic amenities and a mainline train station. So, If you're searching for your forever home, don't miss out on this fantastic opportunity. Call us today to schedule your viewing and make this dream home yours!

- Traditional Three Bedroom 1930's Semi-Detached
- Three Bedrooms & Family Bathroom
- Spacious Living/Dining Room, Kitchen & Utility
- Driveway & Large Rear Garden & Garage
- Located In A Highly Regarded Location
- Close To Stafford's Town Centre & 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 an arched storm porch with a double glazed window leading through into the hallway, having stairs off, rising to the First Floor Landing & accommodation, tiled flooring, a radiator, a double glazed window to the side elevation, and internal door(s) off, providing access to;

## Living & Dining Room 34' 9" x 12' 2" (10.60m x 3.71m)

A bright & spacious living room & dining area featuring a living flame gas fire inset within a decorative surround on a matching hearth, a large double glazed walk-in bay window to the front elevation, ceiling coving, two radiators, space to accommodate a dining table & chairs in the dining area which has double glazed sliding doors providing views and access to the rear garden.

## Guest WC 4' 0" x 2' 5" (1.21m x 0.74m)

Fitted with a white suite comprising of a low-level WC & wash hand basin with chrome mixer tap over. There is part-ceramic tiling to the walls, ceramic tiled flooring, radiator & double glazed window to the side elevation.

## Kitchen 11' 1" x 7' 1" (3.39m x 2.15m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over forming a breakfast bar area, and incorporating an inset stainless steel single bowl sink/drain unit with chrome mixer tap over, and having under-counter space(s) to accommodate kitchen appliance(s). There



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is ceramic tiled flooring, ceramic splashback tiling to the walls, inset ceiling downlighting, a wall mounted gas central heating boiler, radiator, a double glazed window to the side elevation, and glazed internal door leading through into the Utility Room.

### **Utility Room** 4' 8" x 7' 5" (1.43m x 2.25m)

Having ceramic tiled flooring, a double glazed door to the rear elevation, and a further double glazed door to the side elevation.

### **First Floor Landing**

Having a double glazed window to the side elevation, an access point to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

### **Bedroom One** 11' 1" x 13' 2" (3.38m x 4.02m)

A double bedroom featuring a full-length built-in wardrobe with sliding mirrored doors, and having a double glazed walk-in bay window to the rear elevation & radiator.

### **Bedroom Two** 13' 5" x 10' 11" (4.10m x 3.32m)

A second double bedroom, again featuring a full-length fitted wardrobe with sliding mirrored door, a double glazed walk-in bay window to the front elevation & radiator.

### **Bedroom Three** 7' 7" x 7' 2" (2.31m x 2.19m)

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

### **Bathroom** 7' 2" x 6' 11" (2.18m x 2.11m)

Fitted with a modern white suite comprising of a low-level dual-flush WC with concealed cistern, a wash hand basin set into top with chrome mixer tap above & storage beneath, and a P-shaped panelled bath with chrome mixer tap & shower screen with an electric shower over. There is ceramic tiled walls, ceramic tiled flooring, a chrome towel radiator & double glazed window to the side elevation.

### **Outside Front**

The property is set back from the road behind a well maintained lawned front garden with a variety of mature shrubs & plants to the borders, a small decorative stone wall to the front border. The property is approached over a tarmac driveway providing ample off-street parking and access to the main entrance door, continuing to the side of the property bordered by panelled fencing, to a carport area & detached Garage.

### **Garage** 15' 0" x 9' 0" (4.56m x 2.74m)

A detached single garage positioned towards the rear of the property, having an up and over garage door to the front elevation, a glazed window to the side elevation, and a pedestrian access door providing access to/from the rear garden.

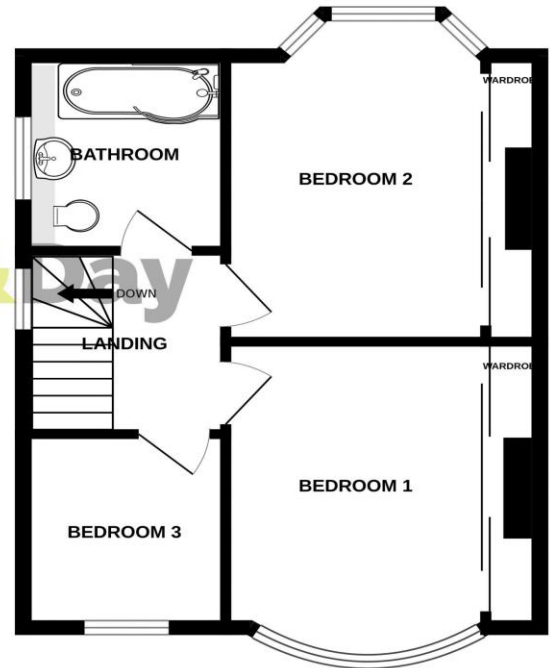
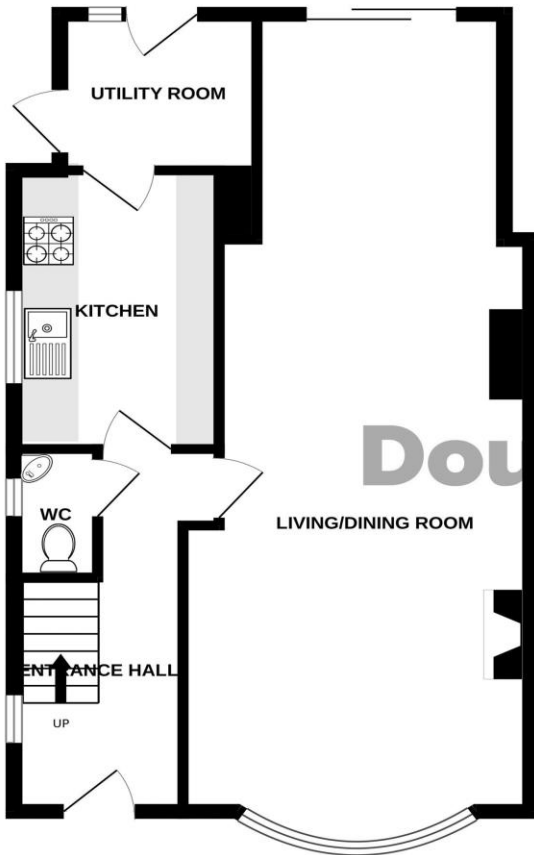
### **Outside Rear**

A large private & enclosed rear garden being laid mainly to lawn with a paved patio seating/outdoor entertaining area leading onto it. There is a decorative gravelled planting bed area, a variety of shrubs to the borders, with a greenhouse & enclosed by panelled fencing & hedging.

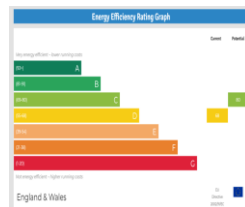


GROUND FLOOR

1ST FLOOR



Dourish & Day



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