



£259,995

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Stafford

Copper Glade
Stafford Staffordshire



We can't promise you anything such as precious metal but we can deliver you a lovely home in Copper Glade which will be just as sought after which has it's own private driveway and private garage.

Offered with no upward chain and being in a fantastic location for Stafford Hospital, this link detached house has a stunning L-shaped and spacious dining kitchen as the hub of the home but also offers an open plan through lounge with dining area if required and guest WC located off the hallway. Upstairs there are three bedrooms and a shower room. Outside home has a lawned front garden which is screened from the roadside and an enclosed private rear garden designed around low maintenance thanks to the paved patios which surround the artificial lawn and lead to the corner summer house. There is also a pedestrian door to the detached garage and gate to the driveway.

- Superb Three Bedroom Link Detached House
- Good Sized Lounge Diner
- Large Extensively Fitted Kitchen/Diner
- Family Shower Room & Guest W.C
- Gardens, Driveway & Detached Garage
- No Chain, Walking Distance To Stafford Town

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 Hall

Being approached through a composite double glazed front entrance door and having a radiator, double glazed window to the side elevation.

Inner Hall

Having a skylight window.

Guest WC

Having a fitted suite including a vanity unit with inset wash hand basin and low level WC. Inset ceiling spotlighting radiator and double glazed window to the front elevation.

Lounge 22' 6" x 11' 8" (6.86m x 3.56m)

A spacious through room which has a fire surround incorporating an inset coal effect gas fire with marble effect hearth, laminate flooring, coving, two radiators, double glazed bay window to the front elevation and double glazed door and window giving views and access to the rear garden.



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'L' Shaped Dining Kitchen 21' 6" x 17' 11" (6.55m x 5.47m) - all max measurements

A superb feature of the home which has an extensive range of matching units extending to base and eye level units. Inset white enamelled sink unit with drainer and mixer tap. Range of integrated appliances including and electric double oven, four ring gas hob with cooker hood over. Additional spaces for a washing machine and dryer, gas boiler concealed behind a wall cupboard and there is a further useful storage cupboard with double doors, three skylights, laminate flooring, radiator, double glazed windows to the side and rear elevations and French doors giving views and access to the rear garden.



First Floor Landing

Having a double glazed window to the side elevation.

Bedroom One 12' 7" x 8' 7" (3.83m x 2.62m)

Having fitted wardrobes which incorporates overbed storage cupboards to the full length of one wall, radiator and double glazed window to the front elevation.



Bedroom Two 9' 10" x 8' 8" (3.00m x 2.63m)

Having laminate flooring, radiator and double glazed window to the rear elevation.

Bedroom Three 9' 1" max x 6' 3" (2.76m max x 1.9m)

Having an airing cupboard which houses the hot water cylinder, laminate flooring, radiator and double glazed window to the front elevation.



Shower Room 6' 7" x 6' 1" (2.00m x 1.86m)

Having a suite comprising of a corner tiled shower cubicle with electric shower, vanity unit with inset wash hand basin with cupboard beneath and low level WC with concealed cistern. Extractor fan, inset ceiling spotlighting, heated towel rail and double glazed window to the rear elevation.

Outside - Front

The property is set behind a lawned front garden with pathway leading to the front entrance door.

Outside - Rear

The private and enclosed rear garden has an artificial lawn which is surrounded by Indian stone paved patios and corner summerhouse.

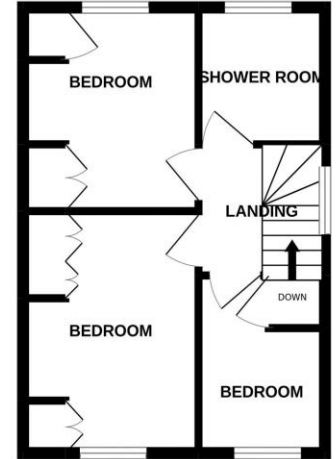
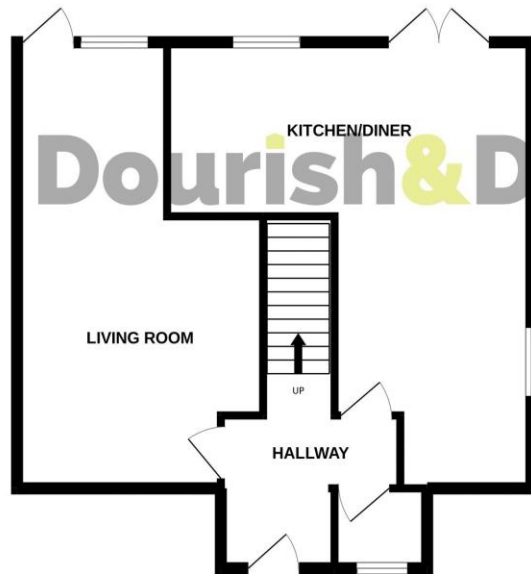


Detached Garage 18' 6" x 8' 2" (5.64m x 2.49m)

Having an electric roller door to the front, internal double glazed side door, lighting and power. To the front of the garage is a further additional parking space on the drive.

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)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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