



£370,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: D

Partridge Walk Stafford

Marigold Place Partridge Walk
Stafford Staffordshire



STUNNING THREE BEDROOM DETACHED HOME ON SOUGHT AFTER NEW BUILD ESTATE. This attractive sits on a large plot on a new build estate just off the A34 Stone road on the outskirts of the North of Stafford. Predominantly aimed towards the family market these executive homes have good primary and secondary schooling nearby and some lovely green spaces.

Accommodation comprises entrance hall with guest WC/cloakroom, living room, a highly spec'd modern kitchen/diner with french doors opening to rear garden. To the first floor is the main bedroom with ensuite shower room & two further bedrooms and a family bathroom. Externally the property benefits from single detached garage, ample off-road parking for three or four cars to front and enclosed rear garden.

- Three Bedroom Detached Property
- Three Bedroom & Ensuite To Master Bedroom
- Family Bathroom & Guest WC
- Spacious Living Room & Kitchen/Dining Room
- Driveway & Garage With A Beautiful Private Garden
- No Onward Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a composite door, having stairs off, rising to the First Floor Landing & accommodation, radiator & internal door(s) off, providing access to;

Guest WC.

Fitted with a white suite comprising; low-level WC, wash hand basin. There is a radiator.

Living Room 18' 1" x 10' 10" (5.51m x 3.30m)

A spacious living room having electric fire set into media wall, understairs storage cupboard, radiator, double glazed windows to front & side elevations.

Kitchen & Dining Space 18' 1" x 10' 3" (5.52m x 3.12m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainer with mixer tap, and integrated/fitted appliances which include; oven, 4-ring gas hob with double hood over, integrated dishwasher, integrated fridge/freezer. In the dining area there is space to accommodate a dining table & chairs, Karndean flooring throughout, radiator, double glazed windows to front & side elevations, and double glazed double doors to side elevation.



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Utility 5' 11" x 6' 2" (1.81m x 1.88m)

Fitted with base units with work surface over incorporating an inset stainless steel sink/drainer with mixer tap. There is an integrated washing machine, wall mounted gas boiler, radiator, and a double glazed door to the rear elevation.

First Floor Landing

Having an access point to loft space, built-in airing cupboard, double glazed window to rear elevation, and internal doors off to all Bedrooms & Bathroom.

Bedroom One 18' 1" x 9' 7" (5.52m x 2.92m)

A spacious & bright double bedroom, having double glazed windows to front, side & rear elevations, and radiator. Off the bedroom, there is walk through dressing room area.

En-suite (Bedroom One) 6' 10" x 4' 9" (2.08m x 1.46m)

Fitted with a white suite comprising of; low-level WC, pedestal wash hand basin with chrome mixer taps, walk-in shower cubicle. There is tiled splashbacks, part-tiled walls, radiator, and a double glazed window to rear elevation.

Bedroom Two 10' 5" x 11' 9" (3.18m x 3.59m)

A second double bedroom, having double glazed windows to front & side elevations, and radiator.

Bedroom Three 11' 10" x 7' 4" (3.61m x 2.24m)

A further double bedroom, having a double glazed window to side elevation & radiator.

Bathroom 5' 7" x 8' 2" (1.70m x 2.48m)

Fitted with a white suite comprising of; low-level WC, pedestal wash hand basin with chrome mixer taps, and a panelled bath with mains shower over with chrome taps & shower screen. There is tiled walls, radiator, porcelain tiled flooring, and a double glazed window to front elevation.

Outside Front

Having two artificial lawned garden areas, a decorative gravelled area, and pathway to front entrance door.

Outside Side

Having a paved patio seating area, artificial lawned garden area, decorative planting beds, and is enclosed by panelled fencing.

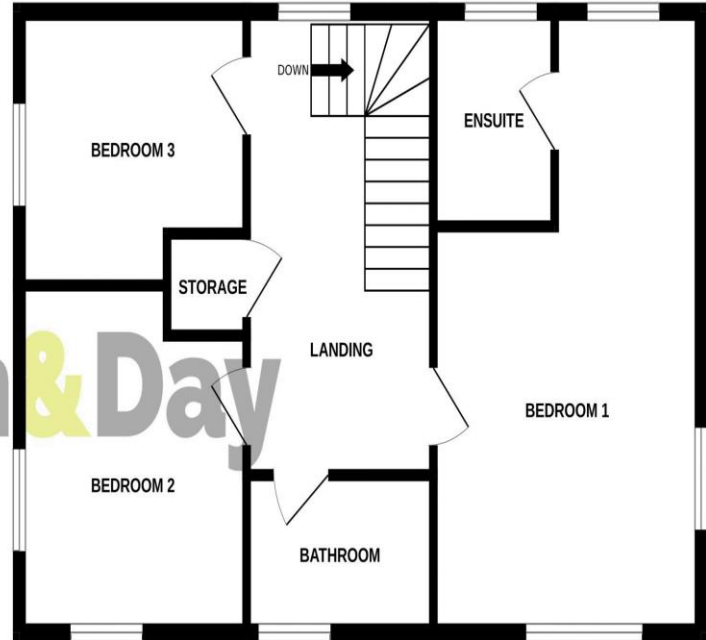
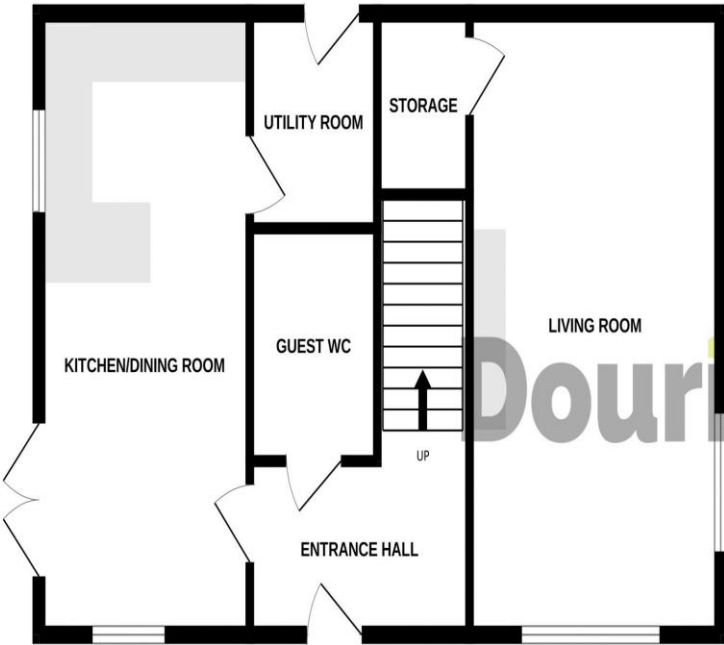
Outside Rear

There is a rear driveway providing ample off-road parking, and access to a single garage.



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+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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