



£380,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **D**

Moss Pit Stafford

Long Meadows Moss Pit
Stafford Staffordshire



You'd have to search far and wide to find a home as enchanting as this one on Long Meadows. Nestled in a stunning location on the outskirts of Stafford, this property is a dream for families, boasting spacious rooms and exquisite presentation both inside and out.

Step inside to discover an inviting entrance hall, living room, dining room, conservatory, modern fitted kitchen, utility room, and a stylish guest WC/shower room all on the ground floor. Upstairs, you'll find four beautifully appointed bedrooms and a contemporary family bathroom. Outside, a driveway leads to a carport and single garage, while the meticulously landscaped rear garden offers a serene oasis perfect for unwinding on warm summer evenings. Homes like this are rare, so don't miss out call us today to book your viewing!

- Beautifully Presented Four Bedroom Family Home
- Four Double Bedrooms & Family Bathroom
- Living Room, Dining Room & Conservatory
- Contemporary Kitchen & Utility Room
- Driveway, Garage & Well Presented Private Rear Garden

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 accessed through a double glazed composite door with double glazed side panel, stairs leading to the first floor landing and radiator.

Guest WC / Shower Room 7' 6" x 5' 7" (2.29m x 1.71m)

Having a white suite comprising of a mains rainwater and handheld shower with glazed screen, wash hand basin set in a vanity unit with a cupboard beneath and chrome mixer tap and WC with an enclosed cistern. Tiled walls, tiled floor, recessed downlights, chrome towel radiator and double glazed windows to the side elevations.

Living Room 15' 6" x 12' 0" (4.73m x 3.67m)

A spacious living room having a gas fire set within a marble surround with matching hearth, radiator and double glazed bow window to the front elevation. Glazed double doors lead to:

Dining Room 8' 11" x 15' 2" (2.71m x 4.62m)

Yet again, a further spacious reception room having a radiator and double glazed sliding door leading to:

Conservatory 11' 9" x 10' 9" (3.58m x 3.28m)

Of brick base construction with double glazed windows, tiled floor, radiator, ceiling fan, heater and double glazed double doors leading to the rear garden.



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Kitchen 12' 8" x 9' 3" (3.86m x 2.83m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset oven and a one and a half bowl sink unit, chrome mixer tap and granite splashbacks and work tops. Range of integrated appliances including a double oven, electric hob and cooker hood over. Tiled splashbacks, tiled floor, recessed downlights, display lighting, useful understairs storage cupboard, radiator and double glazed window and double glazed door leading to the rear elevation.



Utility Room 7' 0" x 5' 10" (2.13m x 1.79m)

Having a range of matching units extending to base and eye level and fitted granite work surfaces and splashbacks with an inset sink unit and chrome mixer tap. Spaces for appliances, tiled floor, recessed downlights and double glazed window to the side elevation.

First Floor Landing

Having access to loft space, airing cupboard with a radiator and shelving.

Bedroom One 12' 6" x 10' 3" (3.80m x 3.13m)

A spacious main bedroom having full length fitted wardrobes which provide hanging rail, radiator and double glazed window to the front elevation.

Bedroom Two 12' 4" x 12' 4" inc robes (3.75m x 3.75m inc robes)

A second double bedroom having fitted wardrobes providing hang rail, radiator and double glazed window to the rear elevation.



Bedroom Three 9' 1" x 12' 4" inc robes (2.76m x 3.76m inc robes)

Yet again, a third double bedroom again having fitted wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Four 10' 4" x 12' 4" maximum (3.14m x 3.76m maximum)

A fourth double bedroom having a radiator and double glazed window to the front elevation.



Family Bathroom 7' 9" x 5' 6" (2.37m x 1.67m)

Having a white suite which includes a panelled bath with mains shower over, glazed screen and chrome mixer tap with wall-mounted rainwater shower and handheld shower. Wash hand basin set into a vanity unit with cupboard beneath with a chrome mixer tap and WC with an enclosed cistern. Tiled walls, chrome towel radiator and double glazed window to the side elevation.

Outside - Front

The property is approached over a double-width driveway with a decorative slate area. The remainder of the garden is mainly laid to lawn. The drive leads to:

Carport

Which also leads to:

Garage 20' 8" x 8' 4" (6.30m x 2.54m)

Having an electric roller door to the front, power, lighting, fitted work surfaces with spaces beneath for appliances, double glazed window and double glazed door leading to the rear garden.



Outside - Rear

Being accessed through a metal gate at the side of the house. The rear garden includes a block paved patio area with a small brick wall and having steps leading to a manicured garden with a planting bed area with a variety of plants, shrubs and trees. In addition, there is a further seating area with Astro turf lawn and pergola over. The summer house with power and lighting is included in the sale of the property. The garden is enclosed by panel fencing.

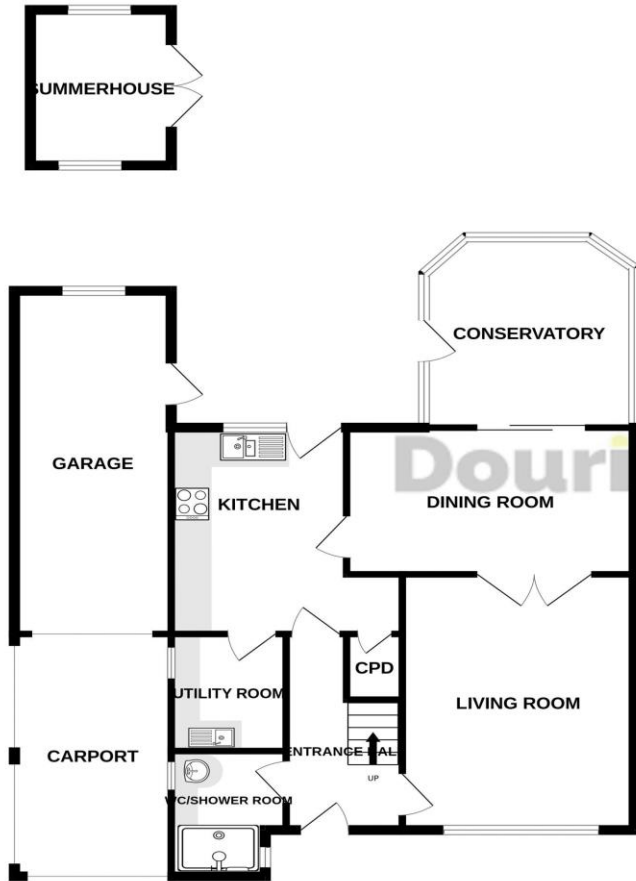
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GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.

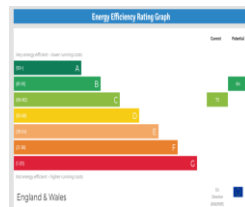


1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 sq.m.) approx.

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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