



£430,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: E

Marston Grange Stafford

Pasture Lane Marston Grange
Stafford Staffordshire



Are you dreaming of moving to Pastures New? If so, then this beautifully presented, spacious and modern five double bedroom detached family home has it all! Situated in a well-regarded location with excellent nearby schooling and commuter links.

Externally the property has a driveway, double garage and a landscaped rear garden. Internally the property continues to impress and comprises of an entrance hallway, guest W.C, spacious living room, dining room, fitted dining kitchen and utility room. To the first floor there are five double bedrooms, two en-suite shower rooms and a family bathroom. If you're looking for a property that offers plenty of Bang for your Buck, then look no further and call Dourish and Day to arrange your viewing.

- Large Five Double Bed Detached Property
- Spacious Living Room & Dining Room
- Good Sized Dining Kitchen & Utility Room
- Two En-Suites, Family Bathroom & Guest W.C
- Double Garage & Landscaped Rear Garden
- Excellent Nearby Commuter Links & Schooling

You can reach us **9am to 9pm**, 7 days a week

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01785 223344

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Entrance Hall

Being accessed through a double glazed entrance door, the spacious hall includes wood effect tiled floor, useful key cupboard, internal door to the double garage and stairs leading off to the first floor landing.

Guest WC

Having a suite comprising of a pedestal wash basin with chrome mixer tap, low level WC. Half height tiled walls, tiled floor and radiator.

Living Room 17' 3" x 12' 8" (5.27m x 3.85m)

A substantial living room with two radiators, double glazed windows and double glazed French doors giving views and access to the landscaped rear garden and paved seating area.

Dining Room 10' 5" x 10' 0" (3.17m x 3.05m)

Accessed through double doors from the entrance hall and having wood effect tiled floor, radiator and double glazed window to the front elevation.



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Dining Kitchen 12' 6" x 18' 8" (3.82m x 5.68m)

A spacious dining kitchen which includes a range of matching shaker style units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Range of integrated appliances including an eye-level double oven/grill, five ring gas hob with central wok burner and a glass and stainless steel cooker hood over. Further integrated appliances including a dishwasher and fridge/freezer. Wood effect tiled floor, radiator, pantry, double glazed window and further double glazed French doors giving views and access to the rear garden.



Utility Room 5' 5" x 5' 9" (1.64m x 1.76m)

Having fitted work surfaces with an inset stainless steel sink drainer with mixer tap. Fitted base level units, space and plumbing for appliances, wood effect tiled floor, radiator and double glazed door to the side elevation.

First Floor Landing

Having airing cupboard, radiator, access to loft space.

Bedroom One 12' 4" x 14' 6" max (3.77m x 4.42m max)

A spacious and beautifully presented main bedroom having radiator and two double glazed windows to the front elevation.



Ensuite Shower Room 11' 5" x 6' 3" max (3.49m x 1.90m max)

A spacious ensuite shower room having a double tiled shower cubicle with a mains shower, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, high gloss tiled floor, tiled walls, downlights and double glazed window to the front elevation.



Bedroom Two 11' 7" x 12' 6" (3.52m x 3.81m)

A second good-sized double bedroom having a radiator and two double glazed window to the front elevation.

Ensuite Shower Room

Having a tiled shower cubicle with mains fitted shower, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, high gloss tiled floor, tiled walls, downlights and double glazed window to the side elevation.



Bedroom Three 12' 5" max x 9' 4" (3.79m max x 2.85m)

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



Bedroom Four 8' 10" x 11' 3" (2.68m x 3.42m)

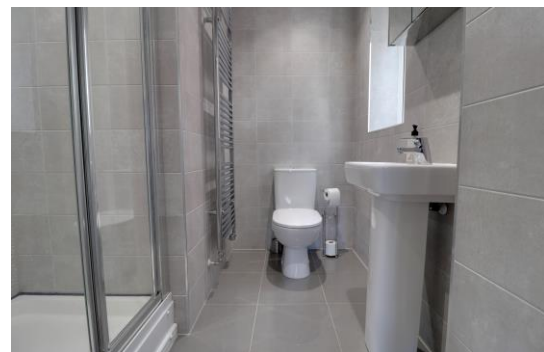
Having a radiator and double glazed window to the rear elevation.

Bedroom Five 8' 10" x 10' 10" (2.70m x 3.29m)

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

Family Bathroom 6' 3" x 8' 6" max (1.91m x 2.60m max)

Having a contemporary style white which includes a panelled bath with glass shower screen and mains shower over, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, wood effect tiled floor, tiled walls and double glazed window to the side elevation.



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Outside - Front

The property is located in a small cul-de-sac and is approached over a double width tarmac drive which leads to the double garage and secure gated access leads to the landscaped rear garden.

Double Garage 16' 5" x 15' 11" (5.01m x 4.85m)

Having power, lighting and two up and over doors to the front elevation.

Outside - Rear

The landscaped rear garden is mainly laid to lawn with well stocked beds having a variety of plants and shrubs and an extensive paved patio area with outside lighting and water tap.



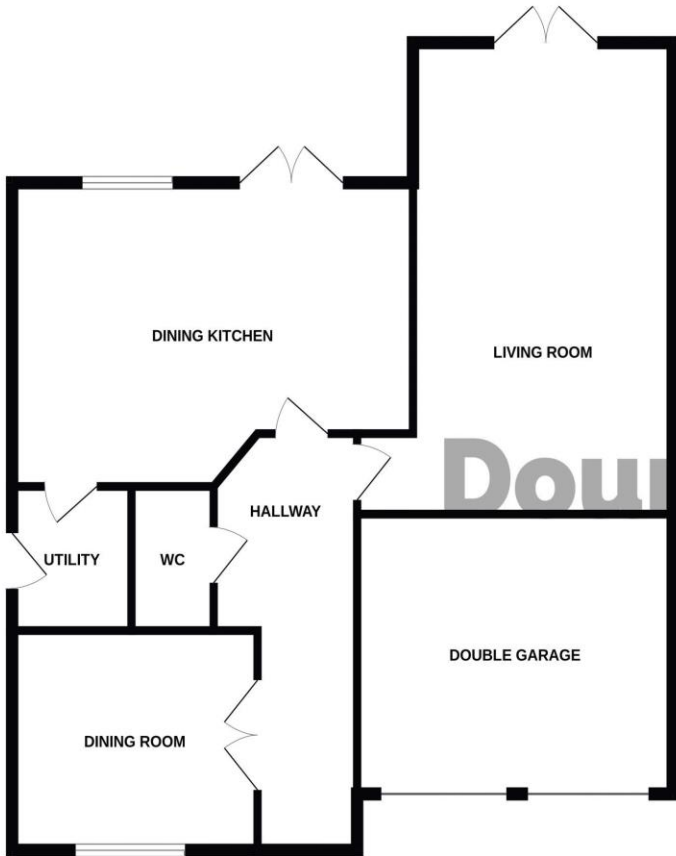
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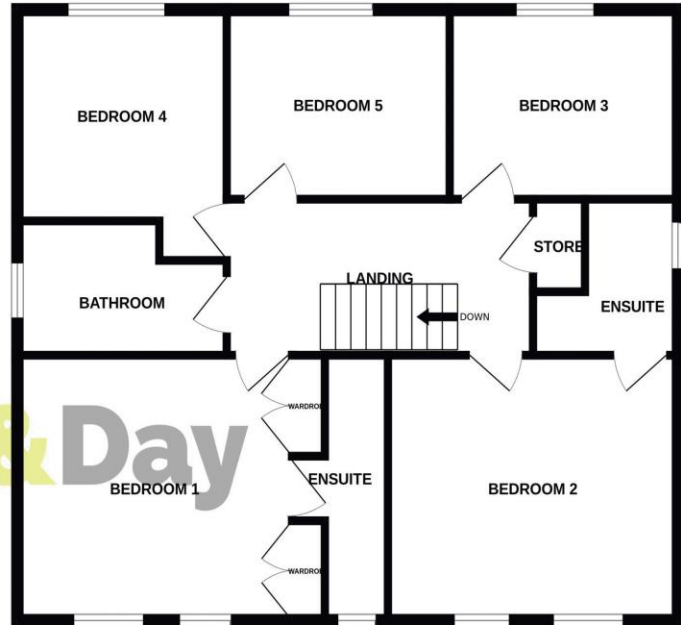
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GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
92+	A		92
81-91	B	84	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - higher running costs
 Worst energy efficient - lower running costs

England & Wales
 EU Directive 2002/91/EC
 www.epc4u.com

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