



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

🏠 COUNCIL TAX BAND: **D**

## Stafford

Rising Brook  
Stafford Staffordshire



***YOUR FUTURE HOME AWAITS! Say goodbye to your property search because this charming three-bedroom detached home is the perfect match for a family seeking a spacious layout and excellent potential.***

Nestled in a prime location, it boasts convenient access to commuting routes and local amenities. Inside, discover an entrance porch, hallway, cosy living room, versatile sitting/dining room, and a breakfast kitchen. Upstairs, three bedrooms and a bathroom await. Outside, enjoy the ample space with a driveway at the front and a rear garden featuring a lawn and a patio area. Don't miss out on this opportunity call us today to book your viewing!

- Detached House Offering Excellent Potential
- Living Room & Sitting/Dining Room
- Breakfast Kitchen
- Three Bedrooms & Family Bathroom
- Driveway & Large Rear Garden
- Convenient Location with Easy Commuting Access

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 Porch

Being accessed through a secure wooden entrance door with glazed panel and having tiled floor, double glazed window to the side elevation. A further door leads to:

## Entrance Hall

Having a Minton style tiled floor, window to the side elevation and stairs leading to the first floor accommodation.

## Living Room 11' 6" x 12' 8" (3.51m x 3.87m)

A cosy reception room having polished wooden floorboards, living flame gas stove set into the chimney breast with tiled hearth, radiator and double glazed sliding patio door giving views and access to the rear garden.

## Kitchen / Breakfast Room 19' 8" x 7' 6" (6.00m x 2.29m)

Having a range of units extending to base and eye level with fitted work surfaces with an inset sink drainer with mixer tap. Range of integrated appliances including an oven and hob and further appliance space. Quarry tiled floor, storage cupboard, radiator, two double glazed windows and double glazed door to the rear garden.



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## **Sitting / Dining Room** 10' 11" x 11' 7" (3.33m x 3.52m)

Having a cast iron stove set on a tiled hearth, exposed wooden floorboards, radiator and double glazed window to the front elevation.

## **First Floor Landing**

Having access to loft space.

## **Bedroom One** 11' 6" x 12' 8" max (3.51m x 3.87m max)

A double bedroom having a large storage cupboard, airing cupboard, radiator and double glazed window to the rear elevation.

## **Bedroom Two** 11' 0" x 11' 8" (3.35m x 3.55m)

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

## **Bedroom Three** 8' 4" x 7' 6" (2.54m x 2.28m)

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

## **Family Bathroom** 9' 5" x 4' 1" (2.86m x 1.25m)

Having a white suite comprising of a panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap and low level WC. Heated towel radiator and two double glazed windows.

## **Outside - Front**

The property is approached over a large gravelled driveway which provides ample off-road parking.

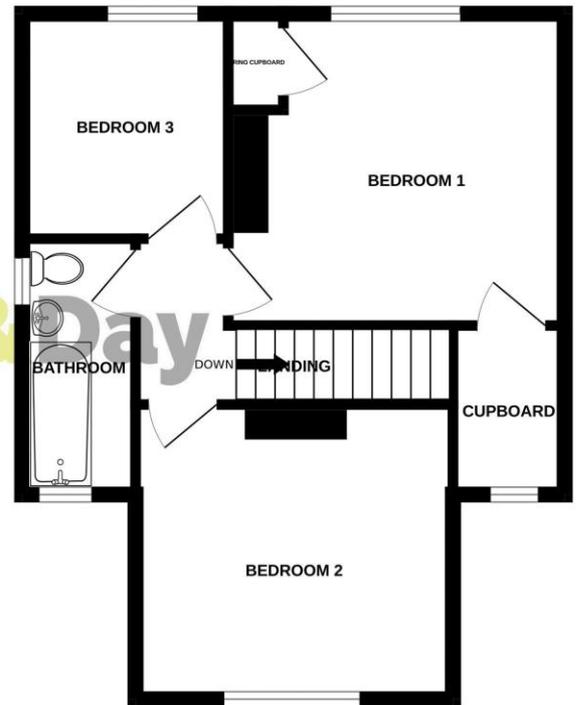
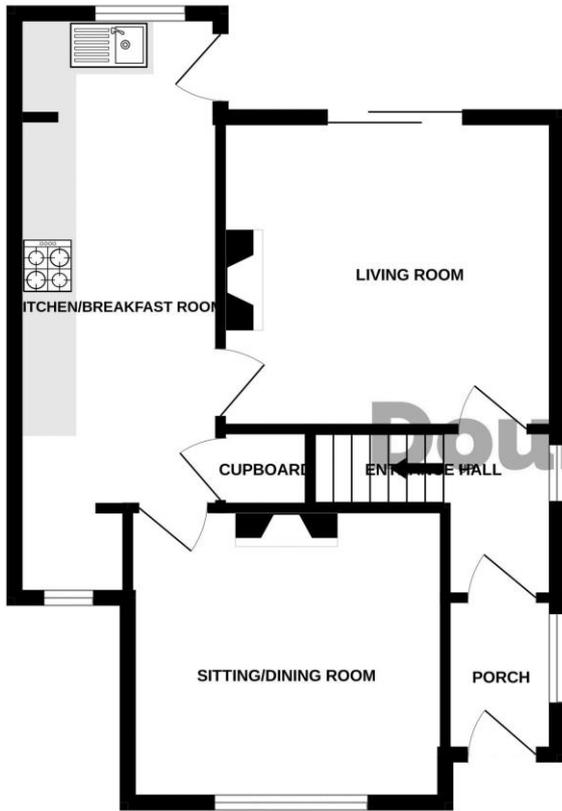
## **Outside - Rear**

The beautiful, large and enclosed rear garden is mainly laid to lawn with a paved patio area and has a variety of shrubs and small trees.



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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