



£285,000



TENURE: **Freehold**



EPC RATING: **B**



COUNCIL TAX BAND: **C**

The Meadows Stafford

Charterhouse Avenue The Meadows
Stafford Staffordshire



This isn't a Carthusian Monastery, but it is a beautifully presented three bedroom detached home! situated in a desirable location only a short distance from Stafford Town Centre, schooling, amenities and excellent commuter links.

Internally, the property has been very well maintained and comprises of an entrance hallway, living room, open plan dining room, open plan garden room with feature exposed brick walls and double doors leading out to the landscaped garden. Fitted kitchen, utility room and a guest W.C. To the first floor there are three bedrooms and a refitted family shower room. Externally the property enjoys ample off road parking, single garage and a landscaped rear garden designed for ease of maintenance.

- Extended Three Bedroom Detached Property
- Living Room & Open Plan Dining Room
- Open Plan Garden Room & Fitted Kitchen
- Utility Room, Guest W.C & Shower Room
- Ample Parking & Single Garage
- Easy Maintenance Landscaped Garden
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a composite double glazed entrance door, and having stairs off, rising to the first floor landing & accommodation & radiator.

Lounge 16' 0" x 12' 2" (4.88m x 3.70m) measured into bay window recess

A spacious & well-presented lounge, having a large fire surround with quartz inset & hearth housing a cast-iron log effect electric fire, radiator, ceiling coving, a double glazed walk-in bay window to the front elevation, and internal glazed doors leading into the dining room.

Dining Room 10' 0" x 8' 10" (3.05m x 2.69m)

An open-plan dining room, having a large opening, leading into the garden room, radiator, and door to kitchen.

Garden Room 9' 5" x 9' 3" (2.87m x 2.81m)

Enjoying views of the rear garden, having feature exposed brick wall, radiator, double glazed windows to the surrounds, and double glazed double doors opening out to the garden & paved seating area to the side.



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Kitchen 10' 0" x 8' 4" (3.06m x 2.55m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset ceramic 1.5 bowl sink/drainers with a chrome mixer tap over. Appliances include a 4-ring gas hob with an extractor over, integrated eye-level double electric oven/grill, and having space & plumbing for kitchen appliances. There is ceramic splashback tiling, tiled effect flooring, radiator, door to pantry, and door to utility room.

Utility Room 6' 6" x 5' 9" (1.97m x 1.76m)

Fitted with a matching range of wall, base & drawer units with fitted work surface over with under-counter space & plumbing for appliances. There is tiled effect flooring, a radiator, a double glazed window & door to the rear elevation leading to the rear garden, and door to guest WC.

Guest WC

Fitted with a low-level WC & wash hand basin, with vanity unit under & mixer tap, tiled effect flooring, splashback tiling, radiator, and a double glazed window to the side elevation.

First Floor Landing

Having a double glazed window to the side elevation, access to loft space, a built-in cupboard, and internal doors off to all bedrooms & bathroom.

Bedroom One 11' 11" x 8' 10" (3.62m x 2.70m)

A double bedroom, featuring fitted wardrobes with sliding mirrored doors, a radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 9" x 8' 5" (2.97m x 2.56m)

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

Bedroom Three 8' 10" x 6' 1" (2.69m x 1.86m)

Having a double glazed window to the front elevation & radiator.

Shower Room 5' 6" x 6' 6" (1.67m x 1.97m)

Comprising of a double walk-in shower cubicle housing a mains shower, wash hand basin set into top with storage beneath & low-level WC. There is tiled effect flooring, ceramic splashback tiling to the walls, a vertical wall mounted radiator, and a double glazed window to the rear elevation.

Externally

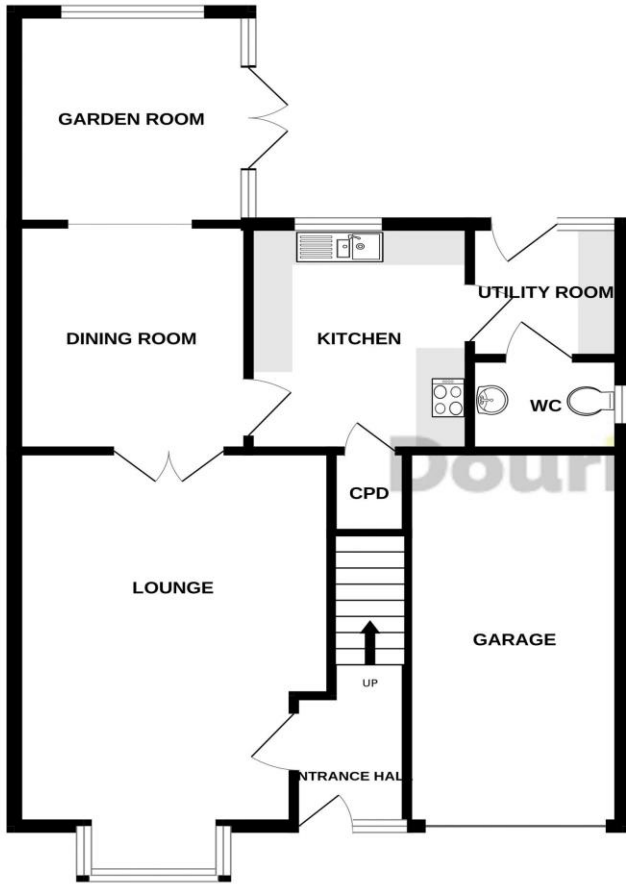
The home sites behind a gravelled foregarden with a central paved feature bed area, with a double width block edged driveway which provides off-street vehicle parking and access to the garage & entrance door to the front. To the rear via gated access to the side is a beautifully maintained, landscaped rear garden, being low maintenance, with a an outdoor paved seating area, artificial lawned garden area, a further decorative gravelled area, garden shed & two remotely operated awnings.

Garage

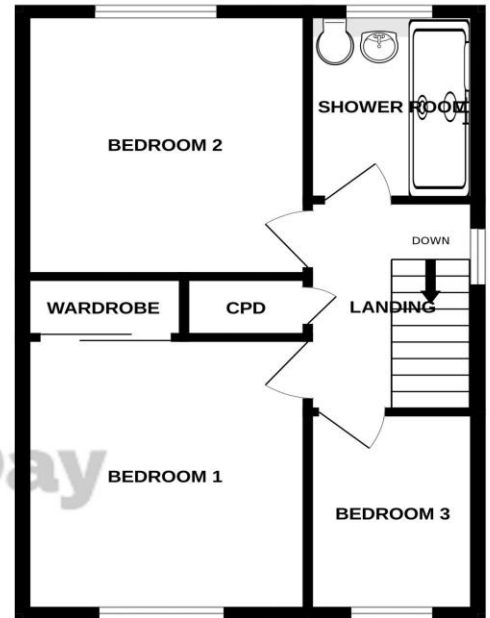
A single garage having an up and over garage door to the front elevation, a pedestrian access door to the side elevation, and benefitting from having both power & lighting.



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

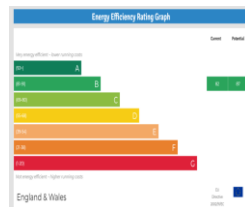


1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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