



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Parkside Stafford

Chaulden Road Parkside
Stafford Staffordshire



Form an orderly queue please as the phones ring for viewings on this well presented spacious detached home, which is situated in the popular residential location of Parkside, and it's no wonder, as this superb family home really is a TARDIS.

Featuring an entrance hall, spacious lounge/diner, all year-round conservatory, modern fitted kitchen, and guest WC all on the ground floor. Whilst upstairs there are three well-proportioned bedrooms and a family bathroom. Outside the property boasts a large block paved driveway, garage, and a beautiful well-kept enclosed rear garden. The property sits in the highly desirable development of Parkside, so it is sure to be popular. Don't miss out and book in your viewing today!

- Spacious Well Presented Detached House
- Lounge/Diner & Conservatory
- Modern Fitted Kitchen & Guest WC
- Three Well Proportioned Bedrooms & Family Bathroom
- Large Block Paved Driveway & Single Garage
- Well Kept Beautiful 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

Accessed through a double glazed entrance door and featuring wood effect flooring a storage cupboard, stairs to the first floor accommodation and a radiator.

Guest WC 2' 7" x 5' 7" (0.79m x 1.71m)

Fitted with a suite comprising of a WC and a wash hand basin and also having wood effect flooring and a double glazed window to the side elevation.

Kitchen 11' 10" x 6' 6" (3.61m x 1.98m)

Fitted with a matching range of wall, base and drawer units with fitted work surfaces which incorporates a one and a half bowl sink drainer unit with mixer tap and integrated appliances which include an oven, hob with hood over and a fridge/freezer. The room also benefits from having wood effect flooring a radiator, double glazed window to the front elevation and a double glazed side door.

Lounge/Diner 12' 9" x 17' 11" (3.88m x 5.46m)

A spacious and bright reception room which features an electric fire set in a decorative surround, wood effect flooring, two radiators, a double glazed window to the rear elevation and a double glazed sliding door leading through to the conservatory.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Conservatory 9' 7" x 11' 5" (2.92m x 3.49m)

A brick base double glazed conservatory which features wood effect flooring, recessed downlights and double doors leading out to the rear garden.

First Floor Landing

Having a loft access point, storage cupboard and a double glazed window to the side elevation.

Bedroom One 12' 8" x 10' 9" (3.87m x 3.28m)

A double bedroom with a recessed wardrobe space, radiator and a double glazed window to the rear elevation.

Bedroom Two 9' 7" x 10' 0" (2.93m x 3.05m)

A second double bedroom having a built in cupboard, radiator and a double glazed window to the front elevation.

Bedroom Three 9' 9" x 6' 11" (2.98m x 2.11m)

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

Family Bathroom 5' 3" x 7' 11" (1.59m x 2.42m)

Fitted with a suite comprising of a WC, vanity style wash hand basin with mixer tap and a panelled bath fitted with mixer tap and electric shower over. The room also has wood effect flooring a radiator and a double glazed window to the front elevation.

Outside Front

The property is approached over a large block paved driveway which provides access to the single garage and the main entrance door.

Garage

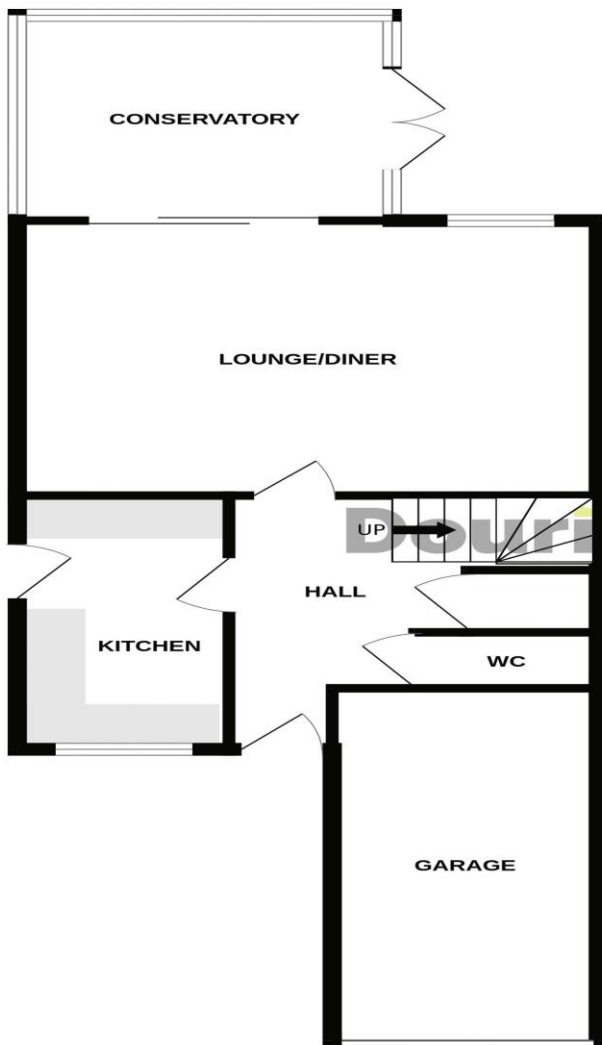
A single garage accessed via a up and over style garage door.

Outside Rear

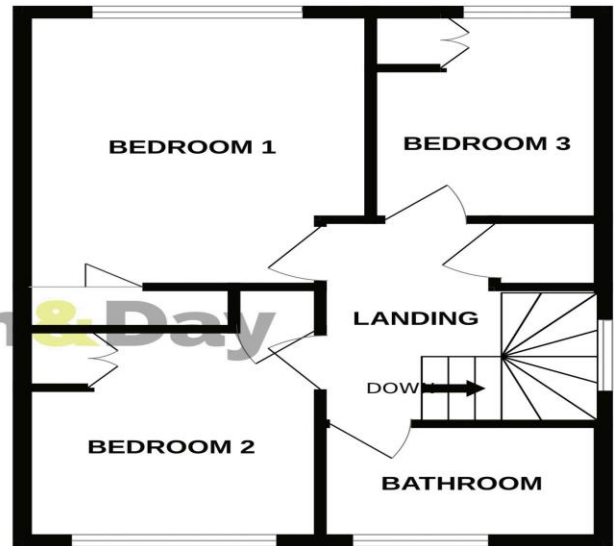
An enclosed rear garden which features a lawn and a gravelled seating area.



GROUND FLOOR



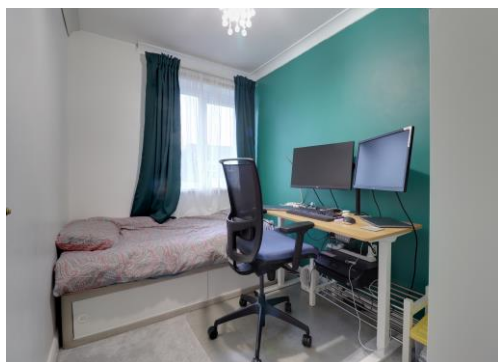
1ST FLOOR



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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating 65-88			
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - Higher running costs			
England & Wales			EU Directive 2002/91/EC
		63	76

www.epcrea.com



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk