



£395,000

KEY TENURE: **Freehold**

≡ EPC RATING: **B**

£ COUNCIL TAX BAND: **D**

Marston Grange Stafford

Pasture Lane Marston Grange
Stafford Staffordshire

Your property search is over! this fantastic four bedroom detached family home with a twist? is sure to tick all the boxes. Situated in a desirable and convenient location, close to excellent commuter links and schooling as well as only being a short drive into Stafford Town centre.

Internally, comprising of an entrance hallway, large lounge, dining room, breakfast kitchen, utility room, store room and guest WC. To the first floor there are four double bedrooms, two En-suite shower rooms and a family bathroom. Now here comes the twist! the private rear garden has been fully decked with a sunken seating area and a substantial bar/garden room with large Bi folding doors and a covered seating area. This stunning family home is being offered with no onward chain.



- Spacious Four Double Bed Detached House
- Large Garden Room/Bar With Bi-Folding Doors
- Living Room, Dining Room & Breakfast Kitchen
- Guest WC, Two En-Suites & Family Bathroom
- Superb Landscaped Easy Maintenance Rear Garden
- Desirable Location, No Onward Chain

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

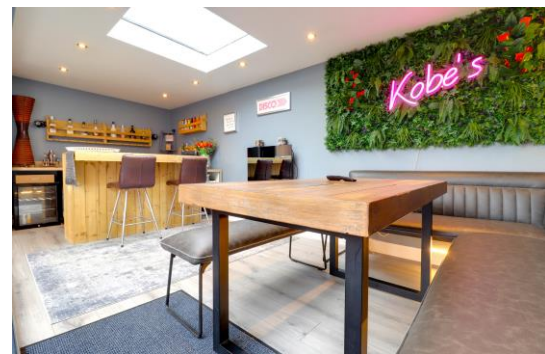
Accessed through a double glazed entrance door, having stairs off, rising to the First Floor Landing & accommodation with useful understairs storage, radiator and internal door(s) off, providing access to;

Guest WC

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin with chrome mixer tap over. There is part-ceramic tiling to the walls and a chrome towel radiator.

Living Room 18' 4" x 10' 10" (5.58m x 3.30m)

A spacious, beautifully presented lounge having two radiators, a double glazed window to the front elevation, and double doors which lead through into the dining room which can also be accessed from the kitchen/diner.



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Dining Room 9' 9" x 9' 9" (2.97m x 2.96m)

Featuring double glazed windows & and double glazed French doors providing views and leading out to a stunning & beautifully landscaped rear garden. The dining room also has a radiator.

Kitchen & Dining Space 9' 9" x 16' 8" (2.98m x 5.07m)

A superb kitchen/diner featuring a matching range of modern contemporary styled eye-level, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainers with chrome mixer tap over. A range of fitted kitchen appliances include; 5-ring gas hob with AEG extractor canopy over, eye-level double oven/grill, integrated washing machine, integrated dishwasher, integrated refrigerator and an integrated freezer. The kitchen also features discreet under-counter & plinth ambient LED lighting, inset ceiling downlighting throughout, a radiator, a double glazed window to the rear elevation, and double glazed French doors providing views and leading out to the stunning landscaped rear garden.

Utility Room 10' 7" x 8' 3" (3.23m x 2.51m)

Formerly part of the double garage which if required, could easily be converted back and currently featuring contemporary eye-level unit, matching base unit with fitted work surface over & built-in wine rack, a wall mounted gas central heating boiler, space for dryer, wood effect flooring, power & lighting.

First Floor Landing

Having access to the loft space, a spacious built-in storage cupboard, a further built-in airing cupboard and internal doors off providing access to all bedrooms & bathroom.

Bedroom One 15' 1" x 12' 11" (4.61m x 3.93m) maximum width measurement

A spacious double bedroom, having a double glazed window to the front elevation, radiator, and a further internal door leading into the En-suite.

En-suite (Bedroom One)

Fitted with a modern white suite comprising of a double walk-in tiled shower cubicle housing a mains-fed mixer shower, a pedestal wash hand basin with chrome mixer tap over, and low-level WC. The En-suite also benefits from having ceramic splashback tiling to the walls, a chrome towel radiator, and a double glazed window to the side elevation.





Bedroom Two 9' 5" x 13' 8" (2.88m x 4.17m) maximum measurements
A second double bedroom, having two double glazed windows to the front elevation, radiator, and a further internal door leading into the En-suite.

En-suite (Bedroom Two)

Fitted with a modern white suite comprising of a double walk-in tiled shower cubicle housing a mains-fed mixer shower, a pedestal wash hand basin with chrome mixer tap over, and low-level WC. The En-suite also benefits from having ceramic splashback tiling to the walls, a chrome towel radiator, and a double glazed window to the side elevation.

Bedroom Three

8' 10" x 10' 4" (2.68m x 3.15m)
A third double bedroom, having a double glazed window to the rear elevation & radiator.



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Bedroom Four 10' 5" x 8' 5" (3.18m x 2.57m)

A fourth, smaller double bedroom, having a double glazed window to the rear elevation & radiator.

Bathroom 6' 2" x 7' 5" (1.87m x 2.25m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a panelled bath with chrome mixer taps & mains-fed mixer shower over with screen. The bathroom also benefits from having ceramic splashback tiling to the walls, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is positioned within a small cul-de-sac location, and is approached over a double width driveway which provides ample off-street vehicle parking and access to the front entrance door, continuing to the garage. There is a timber gate to the side elevation providing access to the rear of the property & rear garden.

Garage

A single garage currently utilised as a Utility & storage area, having electrically operated roller shutter doors to the front elevation.

Outside Rear

A stunning, beautifully presented landscaped enclosed rear garden which is private being designed with ease of maintenance in mind featuring large composite decking seating area, a further covered decked seating/outdoor entertaining area, and large bi-folding doors which lead into a bar & garden room. The garden also benefits from having a garden shed & external hot & cold water supply taps.

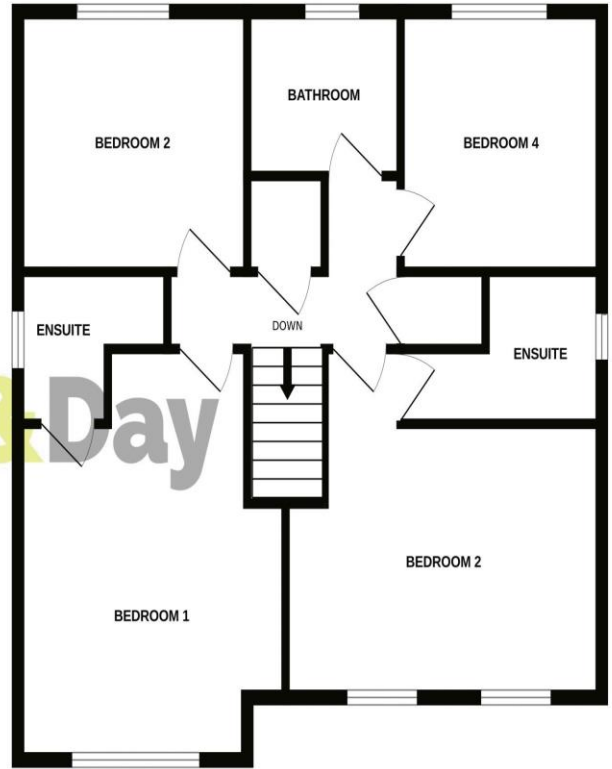
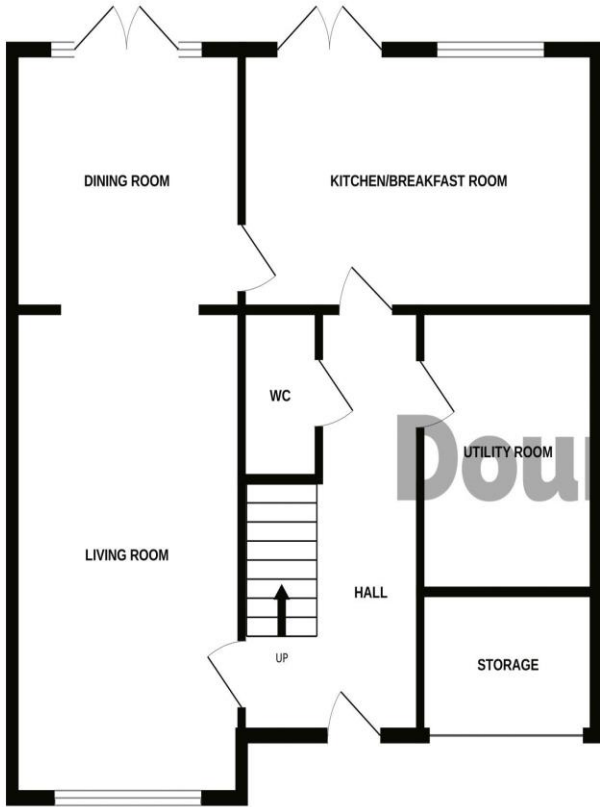
Bar & Garden Room 18' 11" x 7' 10" (5.77m x 2.38m)

A stunning professionally designed & installed outdoor entertaining suite featuring substantial aluminium bi-folding doors to the front elevation leading onto the large composite decked seating area, there is a purpose built bar area, inset ceiling downlighting throughout, wood effect laminate flooring throughout, a feature skylight window & power sockets.

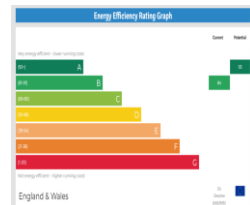


GROUND FLOOR

1ST FLOOR



Dourish&Day



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