



£285,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Stafford

Tixall Road
Stafford Staffordshire



Get yourselves ready, pen in hand, and be prepared to start "tixing" all the boxes, as you will be hard pressed to find another like this delightful home in an ever popular part of Stafford! Situated in Kingston Hill & within catchment for Weston Road High School and also benefiting from being on the outskirts of Stafford Town Centre.

Having being superbly improved by the current owner, in particular, the stunning open plan contemporary kitchen & living space. The home offers generous proportions both inside and out. Having three good size bedrooms with the master being complimented not only with a bay window but an En-suite as well, a further family bathroom, and a separate lounge via the imposing and characterful entrance hall. Externally, there are generous gardens both to the front and rear, ample off-road parking and a garage. Call us today to book your viewing!

- Superbly Improved Semi-Detached House
- Stunning Contemporary Open Plan Kitchen
- Generous Gardens & Ample Off-Road Parking
- Three Good Size Bedrooms
- Ensuite to Master Bedroom & Family Bathroom

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Entrance Porch

Featuring quarry tiled flooring, twin glazed timber front entrance door, and a further stained detail doors and matching side panels leading in to the Entrance Hall.

Entrance Hall

An imposing and characterful entrance hall with exposed wooden flooring, radiator, useful storage cupboard, stairs off to the first floor landing, and doors off to;

Lounge 14' 8" x 12' 10" (4.48m x 3.91m)

Having a feature double glazed walk-in bay window to the front elevation and a radiator.

Open-Plan Kitchen & Living Space 20' 5" x 13' 5" (6.23m x 4.09m) (approx. measurements)

A superb open-plan living space and kitchen featuring a range of matching shaker style tall units, wall units, base and drawer units with complimenting work surfaces over to three sides including a feature breakfast bar, and incorporating an inset one and a half bowl sink/drainer with contemporary style chrome mixer tap, an induction hob with stainless steel extractor hood over. Appliances also include an integrated eye-level oven/grill & microwave, slimline dishwasher, washing machine, refrigerator and freezer. Additional



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features include inset ceiling spotlighting to all areas, LED plinth lighting and over breakfast bar pendant lighting with a matching living area pendant light. There is a contemporary tall radiator and further radiator, double glazed French doors to the rear, double glazed windows to both the rear and side elevations and a double glazed door to the side elevation.

First Floor Landing

Having a loft access point and doors off to the three bedrooms and family bathroom.

Bedroom One (Master) 14' 9" x 12' 0" (4.49m x 3.67m)

Featuring a double glazed walk-in bay window to the front elevation, radiator and an internal door to the En-suite.

En-Suite 6' 8" x 4' 8" (2.03m x 1.43m)

Having two double glazed windows to the side elevation, a low-level WC, vanity style wash hand basin with useful cupboard beneath and a walk-in shower cubicle and screen. There is part ceramic tiled walls, chrome towel radiator, and inset ceiling spotlighting.

Bedroom Two 12' 0" x 12' 0" (3.66m x 3.66m)

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

Bedroom Three 8' 2" x 8' 1" (2.49m x 2.46m) (approx. measurements)

Having a double glazed window to the front elevation, and a radiator.

Family Bathroom 7' 10" x 6' 9" (2.40m x 2.06m)

Having a suite comprising of a panelled bath, pedestal wash hand basin and a low-level WC. There is part ceramic tiled walls, inset ceiling spotlighting, chrome towel radiator, a useful storage cupboard, and a double glazed window to the rear elevation.

Outside - Front

With lawn area, flowerbeds, plants and shrubs, a driveway providing off-road parking and providing access via twin side gates ascending to the detached garage.

Detached Garage

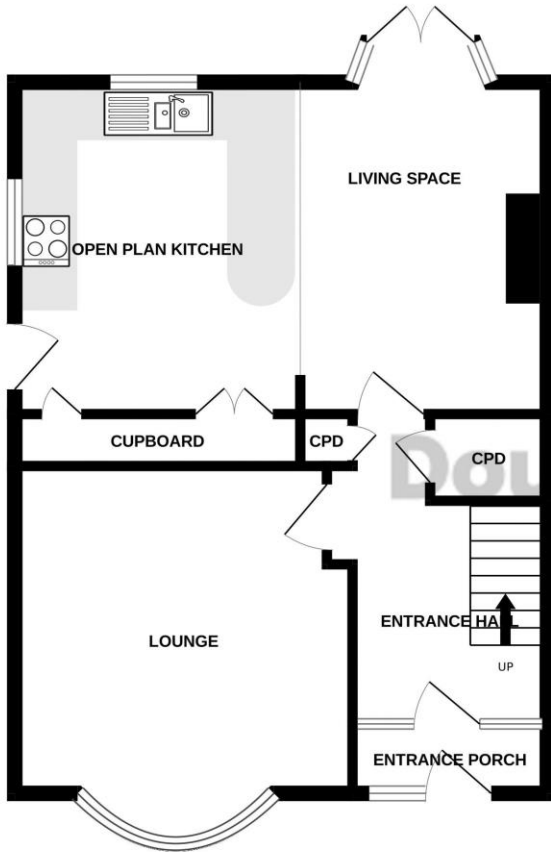
Having an up and over access door to the front elevation. Vehicular access for larger vehicles may be restricted.

Outside - Rear

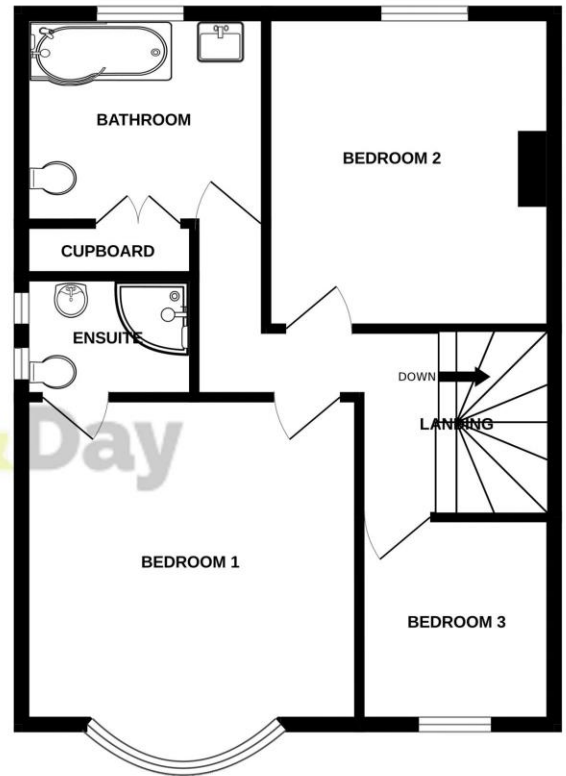
With the majority laid to lawn and having a paved patio seating area, and being a generous size. There are flowerbeds, plants and shrubs, gravelled borders, and the rear garden is enclosed by panelled fencing.



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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