



£385,000

🔑 TENURE: Freehold

📊 EPC RATING: G

💷 COUNCIL TAX BAND: F

Stafford

Eccleshall Road
Stafford Staffordshire



A substantial bay fronted Victorian home with spacious rooms throughout, retaining an abundance of charm and character including sash windows, off-road parking for numerous vehicles, double garage and a substantial and private rear garden, situated in a highly desirable location close to commuter links and Stafford Town Centre's comprehensive range of shops and amenities.

Internally, comprising of an inviting entrance hallway with a parquet floor, living room, snug, dining room, breakfast kitchen, cellar and shower room. Meanwhile, to the first floor there are four bedrooms and a family bathroom in addition to the gallery landing. Externally, there is a large detached double garage with great potential in addition to brick outhouse storage. Vacant Possession & No upward chain. Call Dourish & Day to view this fantastic property!

- Detached Victorian Home in Desirable Location
- Four Bedrooms & Three Reception Rooms
- Abundance Of Charm & Character
- Detached Garage & Brick Outbuildings
- Superb Entrance & Gallery Landing
- Extensive Gardens & Useful Cellar

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01785 223344

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Entrance Reception Hallway

An inviting hallway, accessed through an original hardwood door with entrance porch with a feature stone pillar, and having stairs off, rising to the First Floor Landing & accommodation, Parquet wood flooring, ornate ceiling coving, understairs access to the cellar, door leading out to the rear garden, and internal doors off, providing access to;

Lounge 18' 8" x 12' 10" (5.68m x 3.91m)

A very spacious & bright reception room which features a walk-in bay window to the front elevation, ornate ceiling coving, an exposed brick fireplace, and internal folding doors leading through into the Sitting Room.

Sitting Room 14' 0" x 13' 0" (4.26m x 3.97m)

A second spacious reception room which features ornate ceiling coving, Parquet wood flooring, a window to the side elevation, and double glazed French doors providing views and access to the substantial rear garden.

Dining Room 13' 3" x 12' 6" (4.03m x 3.82m)

A third spacious reception room, which again features ornate ceiling coving, decorative ceiling rose, picture rail, a radiator, a sash window to the front elevation, and sliding door leading through in the Kitchen.



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Kitchen 14' 4" x 13' 2" (4.36m x 4.02m)

A good sized kitchen which features a matching range of fitted wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances which include a fitted oven & hob with extractor hood over, and having spaces available to accommodate further kitchen appliances. In addition, there is quarry tiled flooring, a door off, leading-in to a useful walk-in pantry which houses the boiler, and has a window to the rear elevation. Within the kitchen, there is also a radiator, and a window to the rear elevation.



Ground Floor Shower Room 8' 8" x 3' 5" (2.64m x 1.04m)

Fitted with a suite comprising of a WC, a pedestal wash hand basin, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is part-ceramic tiling to the walls, and a sash window to the rear elevation.

First Floor Gallery Landing

A bright & spacious landing area which has a sash window to the front elevation, a radiator, and internal doors off, providing access to;

Bedroom One 18' 7" x 12' 11" (5.67m x 3.94m)

A spacious double bedroom, having a picture rail, radiator, and features a double glazed walk-in sash window to the front elevation.

Bedroom Two 14' 1" x 12' 11" (4.29m x 3.93m)

A second spacious double bedroom, being dual-aspect having windows to both the rear & side elevations, the rear being a sash window, a picture rail, and radiator.



Bedroom Three 13' 1" x 12' 7" (4.0m x 3.83m)

A third double bedroom, having a picture rail, radiator, and a sash window to the front elevation.

Bedroom Four 12' 4" x 9' 5" (3.76m x 2.88m)

A fourth double bedroom, having an access point to the loft space, a useful built-in cupboard, radiator, and a sash window to the rear elevation.

Bathroom 6' 11" x 6' 8" (2.12m x 2.02m)

Fitted with a suite comprising of a WC, a pedestal wash hand basin, and a panelled bath with Victorian style mixer tap. In addition, there is part-ceramic tiling to the walls, a radiator, and a sash window to the rear elevation.

Outside Front

The property is approached over a gravelled driveway providing ample off-road parking, extending to the side of the property to provide further access to the garage, and sits behind a lawned garden area with hedging to the bordering surrounds.



Detached Garage 22' 9" x 13' 5" (6.94m x 4.04m)

A brick constructed, pitched roof detached coach house style garage offering great space & potential, having twin access doors to the front elevation, and a further pedestrian access door to the side elevation.

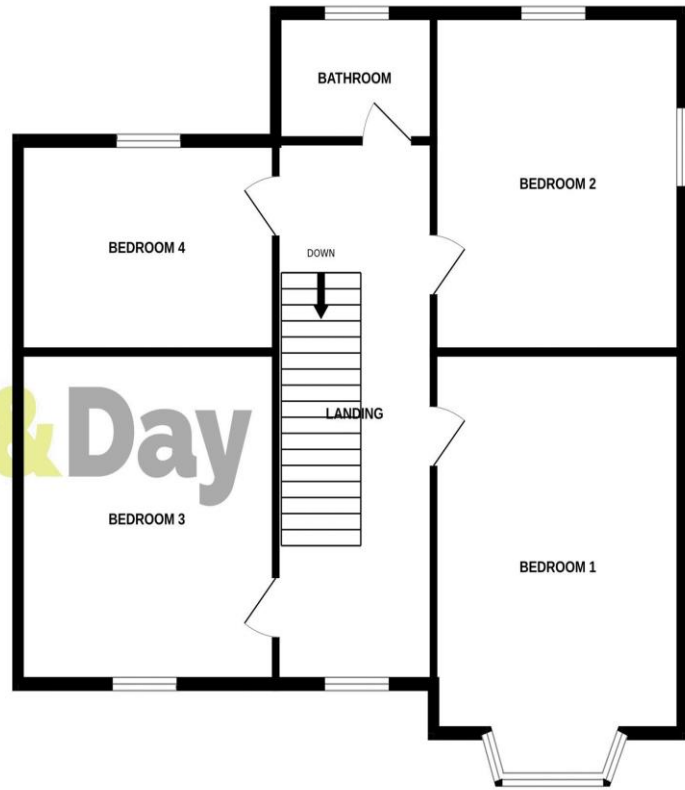
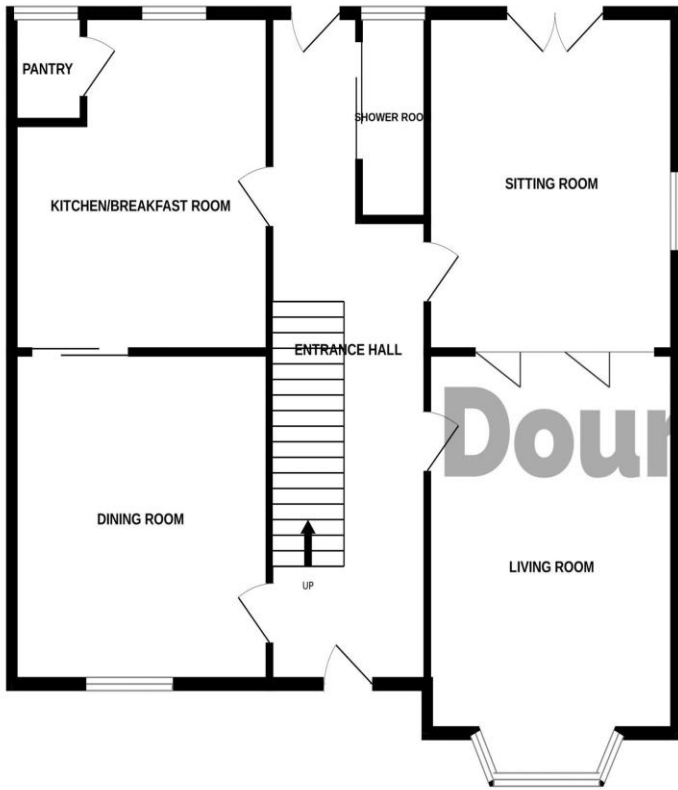
Outside Rear

The extensive & private rear gardens are a true delight & absolute further feature of this great Victorian property, the vast majority being laid mainly to lawn, having a variety of gravelled & paved seating areas, additional brick constructed outhouse storage buildings, and the garden is enclosed by hedging to the surrounds.



GROUND FLOOR

1ST FLOOR



Dourish&Day

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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Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	16	

EU energy efficient - higher ratings better
 England & Wales EU Directive 2002/91/EC
 www.epcrea.com



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