



Offers Over £290,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Western Downs Stafford

Denver Fold Western Downs
Stafford Staffordshire



A BEAUTIFUL HOME!... Is exactly how we would describe this wonderful four-bedroom detached house which we are certain will catch your eye.

Presented beautifully throughout with spacious accommodation comprising of an entrance hallway, guest WC, living room, conservatory and a stunning contemporary fitted kitchen/dining room. Whilst upstairs is where you will find the four bedrooms and the contemporary fitted shower room. Externally the home features a block paved driveway, carport, single garage, and a landscaped low maintenance rear garden. This home will truly make a fabulous family home so to avoid missing out call us straight away to arrange a viewing!!

- Beautiful Detached Family Home
- Living Room & Conservatory
- Cotemporary Fitted Kitchen/Dining Room
- Four Well Proportioned Bedrooms
- Family Bathroom & Guest WC
- Driveway, Carport, Garage & Landscaped Garden

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

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Entrance Hallway

Accessed through a double glazed front entrance door, and featuring tile effect flooring, stairs off, rising to the First Floor Landing & accommodation, radiator, a double glazed window to the side elevation, and internal door(s) off, providing access to;

Guest WC 5' 10" x 2' 11" (1.78m x 0.88m)

Fitted with a white contemporary styled suite comprising of a low-level WC, and a vanity style wash hand basin with mixer tap & storage beneath. The room also benefits from having wood effect flooring, recessed ceiling downlighting, radiator, and a double glazed window to the side elevation.

Living Room 11' 6" x 16' 10" (3.50m x 5.12m)

A bright & spacious reception room, featuring a living flame gas fire, and having a double glazed bay window to the front elevation, radiator, and glazed internal double doors leading through to the Kitchen & Dining Area.

Kitchen & Dining Area 8' 3" x 24' 4" (2.52m x 7.42m)

Fitted with a contemporary range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap, and integrated appliances which include an integrated oven, induction hob, dishwasher & washing machine. The room also benefits from recessed ceiling downlighting throughout, tile effect flooring, two



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radiators, a double glazed window to the rear elevation, a double glazed door to the side elevation, and double glazed double doors leading through to the Conservatory.

Conservatory 7' 10" x 11' 11" (2.40m x 3.62m)

A double glazed conservatory, having wood effect flooring, and a door leading directly out to the garden.

First Floor Landing

Having an access point to the loft space, a built-in cupboard housing a gas central heating boiler, and internal door(s) off, providing access to;

Bedroom One 8' 5" x 14' 7" (2.57m x 4.45m)

A good sized double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Two 11' 7" x 9' 7" (3.52m x 2.91m)

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

Bedroom Three 8' 5" x 6' 10" (2.57m x 2.09m)

Having a built-in wardrobe with sliding mirrored front, radiator, and a double glazed window to the rear elevation.

Bedroom Four 8' 6" x 7' 9" (2.60m x 2.35m)

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

Shower Room 5' 6" x 9' 1" (1.68m x 2.78m)

Fitted with a white contemporary styled suite which consists of a low-level WC, a vanity style wash hand basin with mixer tap & storage beneath, and a large open-ended tiled shower cubicle housing a mains-fed rain style mixer shower. In addition, the room benefits from recessed ceiling downlighting, wood effect flooring, heated towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a block paved driveway, which in turn leads to a side carport. There is also a lawned front garden.

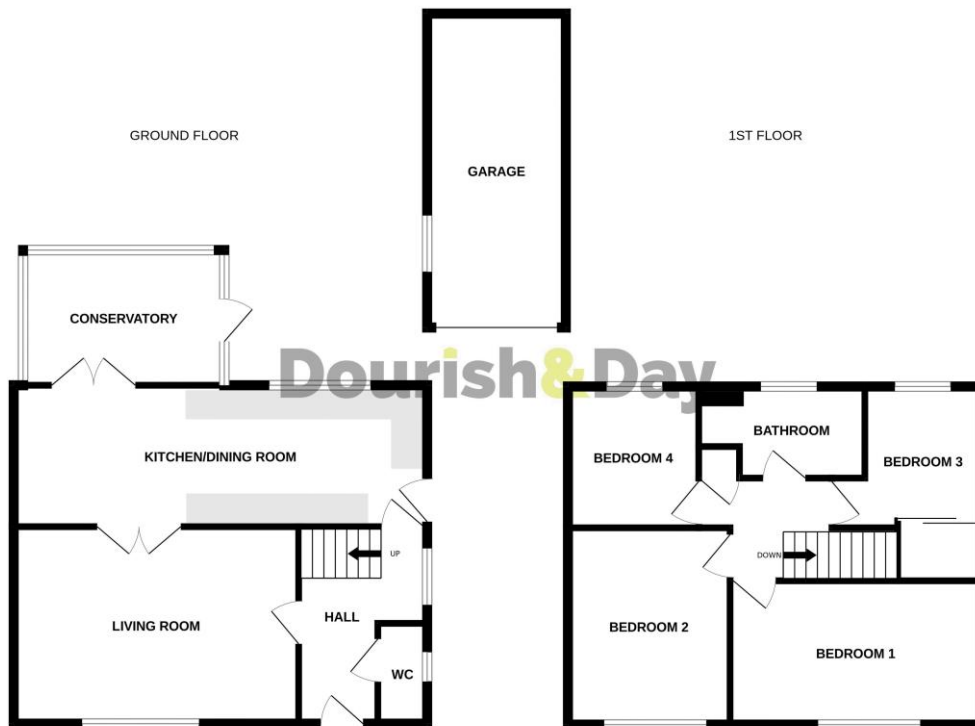
Garage 18' 4" x 8' 2" (5.59m x 2.49m)

Accessed through an up and over garage door, a window to the side elevation, and benefiting from having both power & lighting installed.

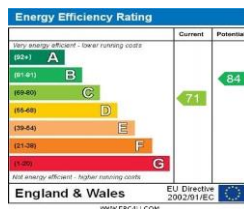
Outside Rear

A beautifully landscaped low maintenance rear garden which features differing levels of paved & gravelled seating areas with an artificial lawned garden area, and a variety of planting beds.





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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