



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Parkside Stafford

Buckland Road Parkside
Stafford Staffordshire



Step into your forever family haven with this charming three-bedroom detached home! As you step through the entrance hall, you'll discover a cozy living room, a well-appointed kitchen, a spacious dining room, and a convenient utility room—all on the ground floor.

Upstairs, three bedrooms await, along with a family bathroom, ensuring ample space for your growing family. Outside, a driveway offers plenty of parking space, leading to a garage, while the private rear garden beckons for outdoor relaxation. Situated in a sought-after location near Stafford's bustling town centre, with its abundance of shops, amenities, and excellent transport links, including the nearby mainline train station and easy access to the M6, this property is sure to capture your heart. Don't miss out—call us today to schedule your viewing appointment and make this dream home yours!

- Three Bedroom Detached Family Home
- Living Room, Kitchen & Dining Room
- Three Bedrooms & Family Bathroom
- Driveway & Private Rear Garden
- Garage & Utility Room
- Close To Stafford Town Centre & M6

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 Hallway

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing with under stairs storage cupboard. Wood effect laminate floor and radiator.

Guest WC 2' 7" x 6' 2" (0.78m x 1.89m)

Having a white suite comprising of a wash basin set into a vanity unit with a cupboard beneath, there is a low level WC, part tiled walls and a tiled floor with a double glazed window to the front elevation.

Living Room 23' 9" x 11' 7" (7.24m x 3.54m)

Having a gas fire set onto a slate hearth with a stone surround, radiator and double glazed bow window to the front elevation.

Dining Room 7' 4" x 18' 6" (2.24m x 5.64m)

Having a double glazed window and door leading to the rear garden and further double glazed double doors also leading to the rear garden.

Kitchen 10' 9" x 8' 7" (3.27m x 2.62m)

Having a range of matching units extending to base and eye level with fitted work surfaces and inset one and a half bowl sink unit with mixer tap. Range of integrated appliances including a double oven, microwave oven, four ring gas



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hob with cooker hood over. Useful pantry, serving hatch, tiled splashbacks, tiled floor and internal door to the garage.

Utility Room 7' 6" x 8' 10" (2.28m x 2.68m)

Having a range of base units with stainless steel single bowl sink unit with chrome taps. Space for appliances, tiled floor, radiator and double glazed door leading to the rear garden.

First Floor Landing

Having access to loft space and airing cupboard housing the wall mounted gas central heating boiler.

Bedroom One 12' 0" x 10' 3" (3.65m x 3.12m)

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

Bedroom Two 10' 10" x 10' 3" (3.31m x 3.12m)

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

Bedroom Three 6' 6" x 7' 8" (1.98m x 2.33m)

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

Bathroom 5' 7" x 7' 6" (1.69m x 2.28m)

Having a white suite which includes a panelled bath with electric shower over and chrome mixer tap, wash hand basin set into a vanity unit with chrome mixer tap and cupboard beneath and WC with an enclosed cistern. Splashback walls, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a double-width drive providing off-road park and having a decorative planting beds. There is an EV charger and the drive leads to:

Carport

Which gives access to the main entrance door and leads to:

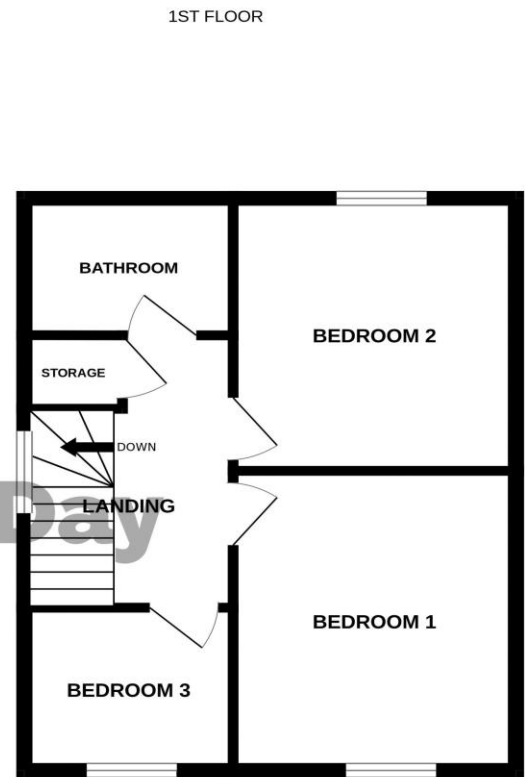
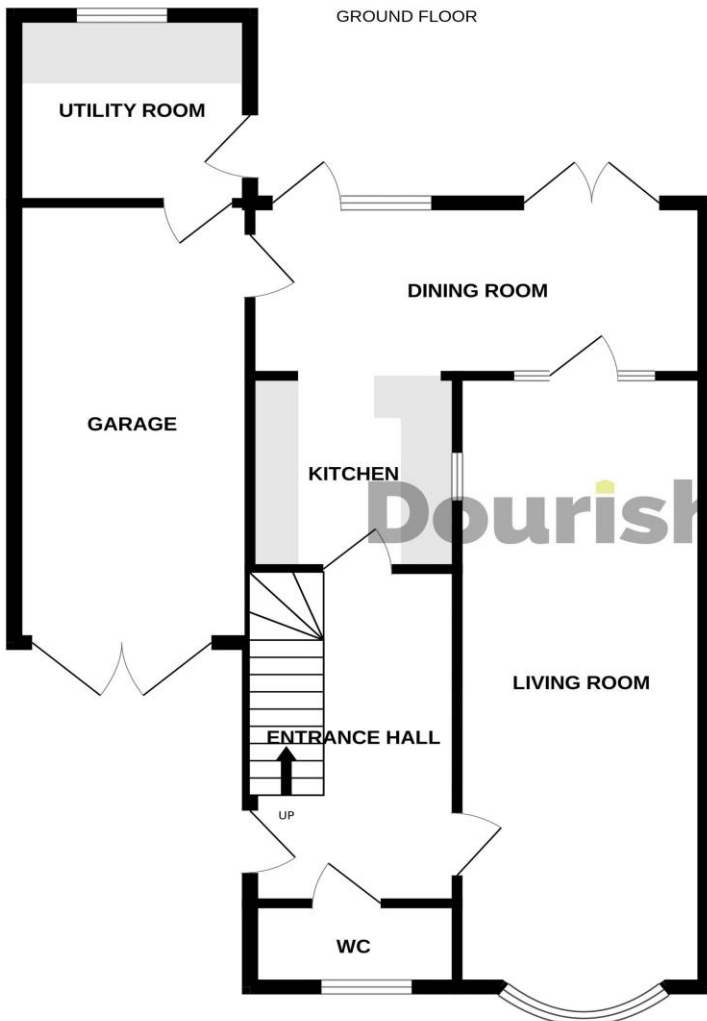
Garage 18' 1" x 8' 8" (5.52m x 2.65m)

Having twin entrance doors, power and lighting and leading to:

Outside - Rear

Having a paved seating area overlooking the remainder of the garden being mainly laid to Astro turf lawn with a garden pond and the garden is enclosed by panel fencing.





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 is given as to their operability or efficiency can be given.

| Energy Efficiency Rating | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs | | |
| A (91-100) | | |
| B (81-90) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |
| Very energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.ec.europa.eu | | |



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