



Offers Over £315,000

🔑 TENURE: Freehold

📊 EPC RATING: D

£ COUNCIL TAX BAND: C

Kingston Hill Stafford

Longhurst Drive Kingston Hill
Stafford Staffordshire



This extended detached family home is superbly appointed throughout and just like the British Thoroughbred Racehorse "Kingston Hill" is likely to be a firm favourite.

Enjoying a pleasant, landscaped plot in an extremely popular residential area close to Stafford Hospital, local shops & amenities, as well as Weston Road High School a popular high school in Stafford. Internally the property comprises of a entrance porch, hallway, living room, dining room, conservatory, large kitchen and guest WC. Heading upstairs you will find the family bathroom and the four well proportioned bedrooms with the master bedroom boasting its very own en-suite shower room. Externally the home has a good-sized driveway and a landscaped garden with paved seating areas and a lawned garden.

- Extended Detached Family Home
- Living Room, Dining Room & Conservatory
- Large Kitchen & Guest WC
- Four Bedrooms, Bathroom & En-Suite
- Driveway, Garage & Landscaped Garden
- Popular Residential Area Close to Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Being accessed through a double glazed sliding patio door with tiled floor and uPVC door leading to:

Entrance Hall

Having stairs leading to the first floor accommodation, wood effect floor, radiator and double glazed window to the front elevation.

Living Room 12' 8" x 13' 7" (3.86m x 4.15m)

Having a useful understairs storage cupboard, wood effect flooring, radiator and double glazed bay window to the front elevation.

Dining Room 9' 0" x 8' 8" (2.74m x 2.63m)

Having a vertical tall radiator, wood effect flooring and double glazed double doors giving views and access to:

Conservatory 11' 7" x 9' 4" (3.53m x 2.84m)

Of dwarf brick wall construction with radiator, double glazed windows and double glazed sliding door giving views and access to the rear garden.

Kitchen 9' 9" x 16' 4" (2.96m x 4.99m)

A large kitchen having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink unit with mixer tap. Built-in double oven, five ring gas hob with cooker hood over.



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Wood effect flooring, vertical tall radiator and double glazed window to the rear elevation.

Lobby 6' 11" x 3' 3" (2.11m x 0.98m)

With wood effect flooring, double glazed window and door leading to the rear garden.

Guest WC 6' 11" x 3' 6" (2.12m x 1.07m)

Having a suite which includes a pedestal wash hand basin and low level WC. Wood effect flooring, radiator and double glazed window to the rear elevation.

First Floor Landing

Having access to loft space and airing cupboard.

Bedroom One 17' 1" x 7' 6" (5.21m x 2.29m)

A large main bedroom having a range of fitted bedroom furniture including wardrobes, bedside cabinets and over bed storage units. Radiator and double glazed window to the front elevation.

Ensuite Shower Room 9' 6" x 7' 7" (2.90m x 2.30m)

Having a white suite comprising of a shower cubicle with fitted shower, vanity style wash hand basin and low level WC. Radiator and double glazed window to the rear elevation.

Bedroom Two 11' 2" x 9' 9" (3.40m x 2.96m)

A second double bedroom with wood effect flooring, radiator and double glazed window to the front elevation.

Bedroom Three 11' 5" x 10' 0" (3.49m x 3.06m)

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

Bedroom Four 8' 3" max x 6' 10" (2.51m max x 2.09m)

Having a built-in cupboard, radiator and double glazed window to the front elevation.

Bathroom 5' 5" x 6' 5" (1.65m x 1.95m)

Having a white suite comprising of a panelled bath with telephone style mixer tap and shower attachment, pedestal wash hand basin and low level WC. Chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The house is approached over a large driveway which provides off road parking and leads to the garage. There is a lawned garden to the side of the driveway.

Garage 18' 0" x 7' 7" (5.48m x 2.31m)

Having an up and over door to the front, power and lighting installed and a door leading to the kitchen.

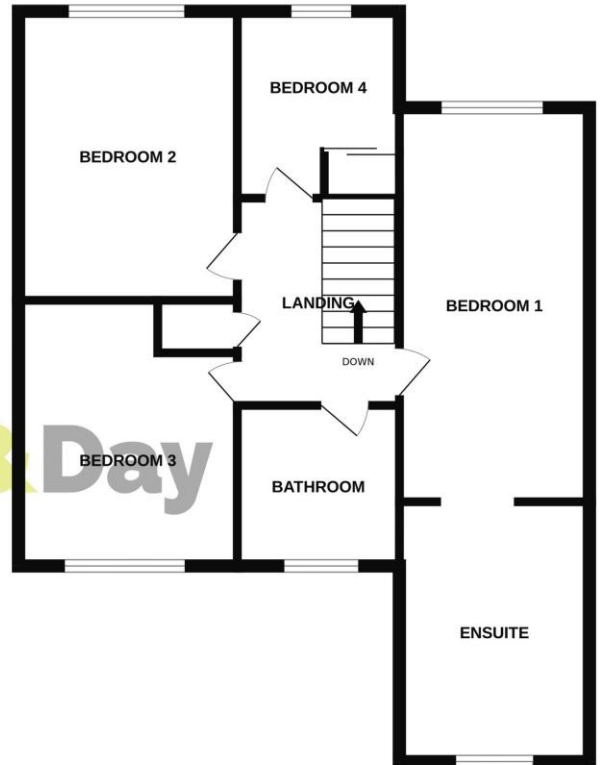
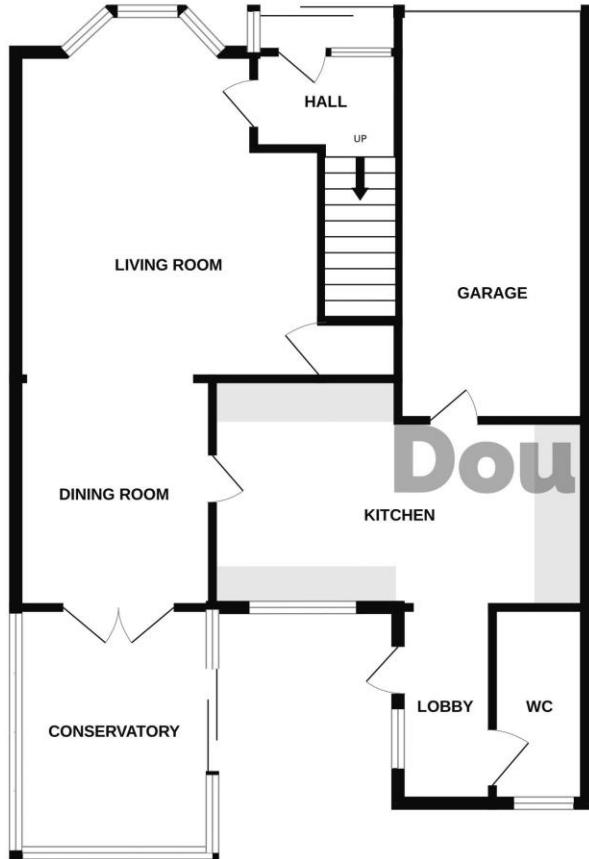
Outside - Rear

A well kept enclosed garden which includes a large paved seating area overlooking the shaped lawn with planting beds.



GROUND FLOOR

1ST FLOOR



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
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	53	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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