



£350,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

Castlefields Stafford

Lineker Close Castlefields
Stafford Staffordshire



Are you looking for your next step up on the property ladder? Looking for your next family home? Then this four-bedroom family home may be perfect for you! Located in Castlefield's which is close to Stafford's town centre which has an array of shops and amenities & a mainline train station.

Internally comprising of an entrance hall, living room, dining room, kitchen, utility, guest WC and a second reception which is currently being used as a fifth bedroom/ Office to the ground floor. To the first floor there are four bedrooms a bathroom and shower room. Externally there is a double width driveway providing ample off road parking and a good size private rear garden. Sitting on a corner plot this beautiful family home is going to be popular so, don't delay and call us today to arrange your viewing appointment.

- Superb Corner Plot Detached Family Home
- Four Good Size Bedroom's
- Living Room/ Dining Room/ Second Reception
- Kitchen & Utility With Guest WC
- Driveway With Ample Parking & Private Rear Garden
- Close To Stafford Town Centre & Mainline Train Station

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

Accessed through a double glazed entrance door with a double glazed side panel, having stairs off, rising to the first floor landing.

Living Room 16' 6" x 13' 7" (5.03m x 4.13m)

A spacious living room having a feature gas fire inset within a marble surround, radiator and a double glazed bay window to the front elevation.

Dining Room 9' 1" x 9' 8" (2.78m x 2.94m)

Having wood effect vinyl flooring, radiator and a double glazed sliding door providing views and access to the rear garden.

Kitchen 9' 7" x 9' 11" (2.92m x 3.01m)

Fitted with a matching range of high gloss base and eye level units with fitted work surfaces over, incorporating an inset one and a half bowl sink/drainers with chrome mixer tap above. Appliances include an electric single oven/grill, a 4-ring gas hob with concealed extractor hood above & spaces for further appliances. There is a useful built-in pantry area, splashback tiling to the walls, vinyl flooring, radiator and a double glazed window to the rear elevation.

Utility Room 5' 10" x 5' 1" (1.77m x 1.54m)

Having fitted base units and work surface over with under-counter space and plumbing for appliances. There is vinyl flooring, a door to the rear elevation and a wall mounted gas central heating boiler.



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Guest WC 3' 6" x 4' 11" (1.06m x 1.51m)

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin with chrome mixer tap above and storage beneath. There is a chrome towel radiator and vinyl flooring.

Second Reception 16' 6" x 7' 10" (5.04m x 2.40m)

A versatile and spacious room which can be utilised for example, as a bedroom or home office. There is a double glazed window to the front elevation and radiator.

First Floor Landing

Having access to the loft space.

Bedroom One 13' 0" x 11' 1" (3.95m x 3.39m)

A good-sized main bedroom having a double fitted wardrobe with hanging rail, radiator and double glazed window to the front elevation.

Bedroom Two 6' 11" x 9' 11" (2.12m x 3.02m)

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

Bedroom Three 10' 5" x 8' 3" (3.18m x 2.51m)

A further double bedroom having a storage cupboard with shelving and a further over-stairs storage area, radiator and double glazed window to the front elevation.

Bedroom Four 8' 8" x 8' 2" (2.64m x 2.50m)

Again, having a shelved storage cupboard, radiator and double glazed window to the rear elevation.

Family Bathroom 6' 4" x 6' 6" (1.92m x 1.97m)

Having a white suite comprising of a panelled bath with electric shower and glazed screen and chrome mixer tap, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, chrome towel radiator and double glazed window to the rear elevation.

Shower Room 4' 6" x 6' 9" (1.38m x 2.05m)

Having a shower cubicle with a mains shower with glazed screen, wash hand basin set within a vanity unit. Chrome towel radiator, tiled effect vinyl floor and double glazed window to the side elevation.

Outside - Front

The property is approached over a double width drive which provides ample off road parking with a lawned garden which extends to the side with mature shrubs.

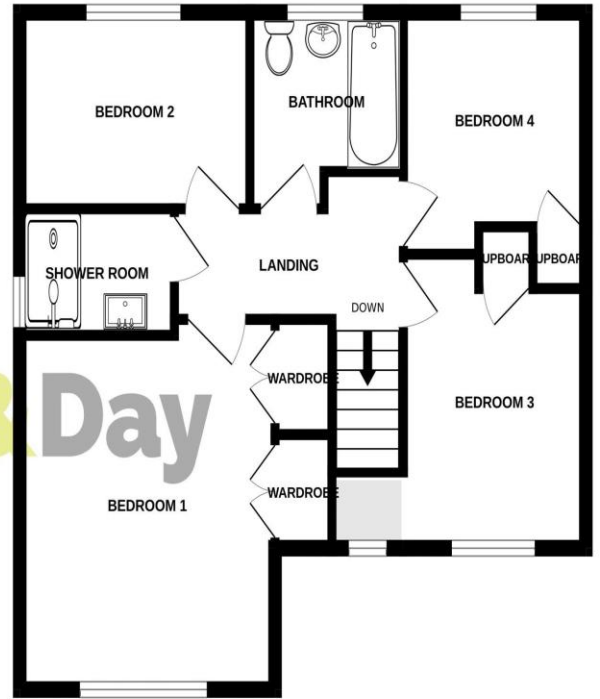
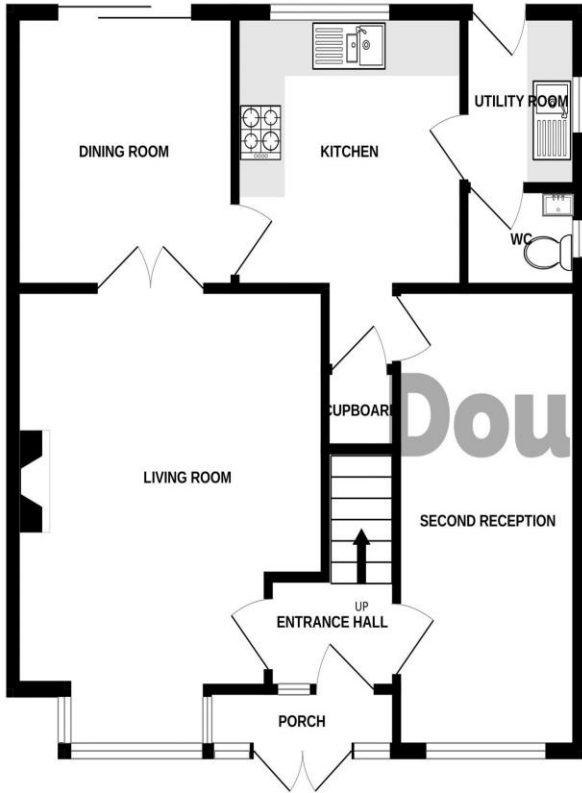
Outside - Rear

Being accessed through a wooden gate the rear garden includes a paved seating area overlooking the remainder of the garden being mainly laid to lawn with a further decked seating area and a decorative brick wall. There is a further decked seating area at the rear, the garden shed is included in the sale and there are planting beds surrounding the garden with mature shrubs.

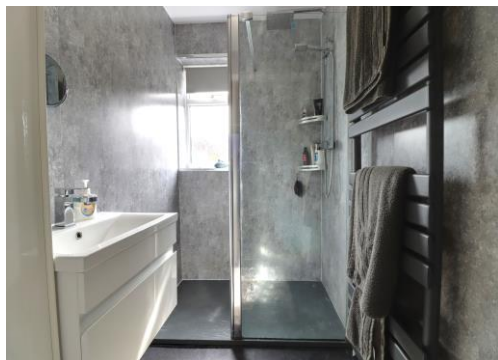
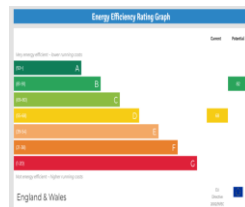


GROUND FLOOR

1ST FLOOR



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