



£375,000

KEY TENURE: **Freehold**

ENERGY EPC RATING: **C**

COUNCIL TAX BAND: **C**

Trinity Fields Stafford

Beverley Drive Trinity Fields
Stafford Staffordshire

Your spacious extended detached family home awaits. Located in the highly regarded area of Trinity Fields this five-bedroom detached property is perfect for growing families.

Internally, the property comprises of an entrance hall, Spacious living room, kitchen/dining room, utility with guest WC and a further family sitting room. To the first floor there are five spacious bedrooms which are mainly double rooms and a En-suite to the master bedroom and family bathroom. Externally, the property is approached over a large driveway providing ample off road parking for several cars and there is a car charging port. To the rear there is a large private garden with a manicured garden and a paved sitting area. This Property is one not to miss so give us a call today to secure your viewing appointment.



- Well Presented Detached Family Home
- Five Spacious Bedrooms With En-suite To Master Bedroom
- Living Room, Kitchen/Diner With A Separate Sitting Room
- Spacious Driveway Providing Ample Off-Road Parking
- Located In A Well Regarded Location
- 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 Porch

Accessed through a double glazed entrance door to the front elevation, having tiling to the floor, and a further double glazed door leads through into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, LVT flooring, a radiator, and internal door(s) off, providing access;

Living Room 11' 9" x 14' 9" (3.57m x 4.50m)

A bright & spacious reception room, having a double glazed window to the front elevation, radiator, and internal French doors leading through into the Kitchen & Dining Area.

Kitchen & Dining Area 11' 10" x 26' 7" (3.60m x 8.11m)

A superbly presented spacious contemporary kitchen & dining area which features a fitted range of matching wall, base & drawer units with fitted work surfaces over, continuing to form a breakfast bar area, and incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances which include: electric oven, electric hob with an extractor hood over, and recessed space to accommodate a large freestanding American style fridge/freezer. There is LVT flooring throughout, glass wall splashbacks, radiator, and space to accommodate a dining table & chairs within the dining area where there are double glazed French doors providing views and access to the rear garden, and a double glazed window to the rear elevation within the kitchen area.



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Utility Room 6' 8" x 6' 8" (2.04m x 2.03m)

Having fitted work surface with under-counter space for appliance(s), and a single bowl stainless steel sink/drainage unit. There is LVT flooring, a radiator, and a double glazed door to the rear elevation. A further internal door off, leads into the Guest WC.

Guest WC 2' 9" x 6' 7" (0.84m x 2.01m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. There is LVT flooring, and a double glazed window to the side elevation.

Sitting/Family Room 15' 9" x 14' 9" (4.79m x 4.50m)

A further spacious family room which features LVT flooring, having a radiator, and a double glazed window to the front elevation.

First Floor Landing

A spacious landing with internal doors off, providing access to all five Bedrooms & Bathroom.

Bedroom One 14' 1" x 11' 4" (4.29m x 3.45m)

A spacious double bedroom, having a radiator, and a double glazed window to the front elevation. There is a further internal door leading into the En-suite.

En-suite (Bedroom One) 8' 0" x 3' 3" (2.43m x 0.98m)

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a screened shower cubicle housing a mains-fed shower. There is LVT flooring, a chrome towel radiator, and a double glazed window to the front elevation.

Bedroom Two 8' 4" x 14' 10" (2.54m x 4.53m)

A third good sized double bedroom which has a double glazed window to the rear elevation, and a radiator.

Bedroom Three 12' 6" x 10' 4" (3.82m x 3.15m)

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

Bedroom Four 11' 2" x 9' 11" (3.40m x 3.03m)

A fourth double bedroom, having a radiator, and a large vertical double glazed window to the front elevation.

Bedroom Five 8' 1" x 7' 9" (2.46m x 2.37m)

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

Bathroom 6' 3" x 7' 5" (1.91m x 2.25m)

Fitted with a white suite comprising of a panelled bath with chrome taps, a pedestal wash hand basin with chrome taps, and a low-level WC. There is LVT flooring, ceramic tiling to the walls, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits back off the road, and is accessed over a large driveway providing ample off-road parking, and access to the front porch entrance door. There is a decorative paved area to the side of the driveway providing access to the rear garden via timber gates, and is enclosed by panelled fencing to each side of the garden. The front of the property also benefits from having an EV Charging Point.

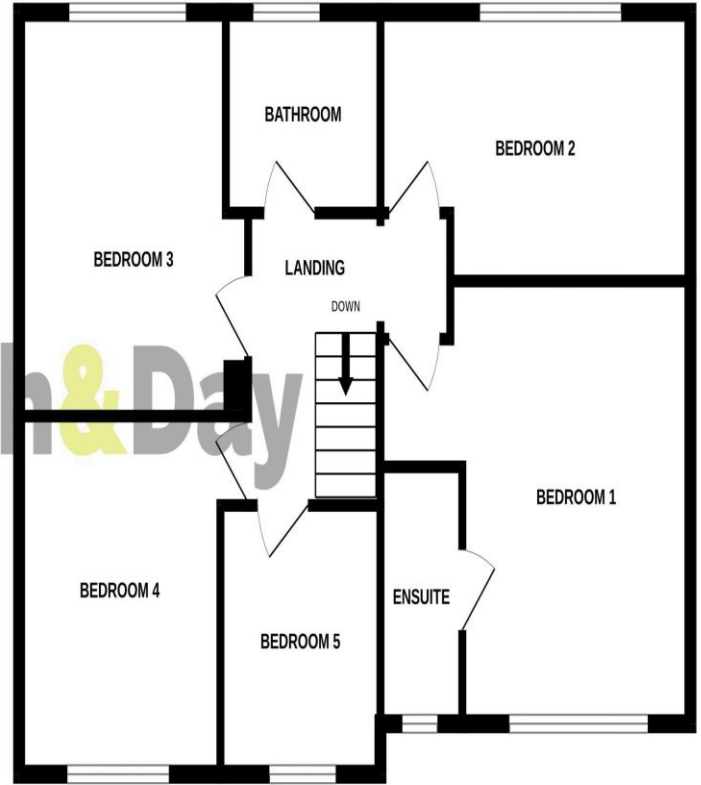
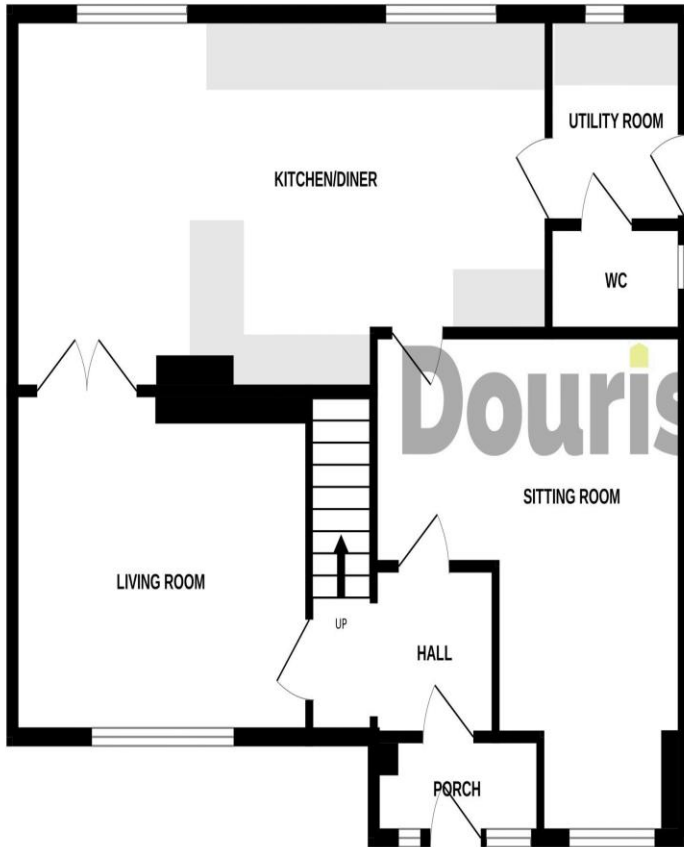
Outside Rear

A large, private & enclosed garden being laid mainly to lawn with a paved patio seating/outdoor entertaining area, a decorative bark covered planting bed area, and two garden sheds, one of which is utilised as a workshop and benefits from having both power & lighting installed. The garden is enclosed by panelled fencing.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		74	84
Low energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			



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