



Offers Over £430,000

🔑 TENURE: Freehold

📊 EPC RATING: B

£ COUNCIL TAX BAND: E

## Doxey Stafford

Whimbrel Park Doxey  
Stafford Staffordshire



*This property offers so much more than your typical new build and is likely to surprise upon your internal inspection! Sitting in an attractive spot on the edge of the development, the property boasts incredibly large room proportions and a much larger than average detached double garage which has now been converted into a garden bar perfect for those summer parties.*

The accommodation comprises an entrance hall, large living room, separate dining room, stunning kitchen/diner with fitted appliances, separate utility room and guest WC. To the first floor are three good sized bedrooms with even the smallest not being the typical box whilst the master benefits from having its own dressing area and large en-suite. There is also a beautifully appointed family bathroom whilst the second floor boasts two further double bedrooms and a contemporary shower room. What's more the property sits on a good sized garden plot with plenty of parking on the driveway which sits in front of the detached double garage store whilst to the rear is an enclosed garden laid mainly to lawn with a paved patio area. The property really does deserve a much closer inspection so book in a viewing today and you might find yourself surprised at what's on offer!

- Beautiful Five Bedroom Detached Home
- Living Room, Kitchen, Dining Room
- Five Spacious Bedrooms & Ensuite To Master Bedroom
- Bathroom, Shower Room, Ensuite & Guest WC
- Large Rear Garden & Bar Room
- Close To Stafford's Town & Mainline Train Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor with understairs storage cupboard.

## Dining Room 12' 11" into bay x 9' 2" (3.94m into bay x 2.79m)

Having a radiator and double glazed walk-in bay window to the front elevation.

## Living Room 14' 9" x 16' 7" (4.49m x 5.06m)

A substantial and beautifully presented lounge having wood effect laminate floor, purpose built entertainment wall with shelving and storage units beneath, two radiators, double glazed windows and double glazed doors giving views and access to the landscaped rear garden.

## Breakfast Kitchen 17' 7" into bay x 9' 1" (5.36m into bay x 2.78m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including and eye level double oven/grill, four ring gas hob with cooker hood over, dishwasher, fridge and separate freezer. Breakfast bar, bevelled edge tiling, downlights, tiled floor, radiator, double glazed window to the side elevation and double glazed walk-in bay window to the front elevation.

## Utility Room 6' 7" x 5' 7" (2.01m x 1.69m)

Having fitted work surfaces with an inset stainless steel sink drainer with chrome mixer tap and base units beneath. Wall mounted gas central heating boiler, spaces for appliances, tiled floor, radiator and double glazed door to the rear elevation.



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## Guest WC

Having a suite including a pedestal wash hand basin with mixer tap and low level WC, Tiled floor and double glazed window to the rear elevation.

## First Floor Landing

Having airing cupboard, downlights, radiator and double glazed window to the front elevation. Stairs rise to the second floor landing.

## Bedroom One 11' 6" x 12' 10" (3.51m x 3.91m)

A spacious main bedroom having a radiator and two double glazed windows to the rear elevation.

## Dressing Area

Having two built-in double wardrobes.

## Ensuite Bath / Shower Room 7' 3" x 9' 0" (2.22m x 2.75m)

A spacious ensuite fitted in a contemporary style having a white suite comprising of a panelled bath with mixer tap, separate double tiled shower cubicle with mains shower, pedestal wash basin and low level WC. Splashback tiling, tiled floor, chrome towel radiator and double glazed window to the rear elevation

## Bedroom Two 11' 5" x 9' 2" (3.48m x 2.79m)

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

## Bedroom Three 8' 7" x 8' 0" (2.62m x 2.45m)

Having a radiator and double glazed window to the front elevation

## Family Bathroom 6' 8" x 8' 2" (2.02m x 2.48m)

Having a suite including a panelled bath with glass shower screen, chrome mixer tap and mains shower over, pedestal wash basin and low level WC. Tiled walls and double glazed window to the side elevation.

## Second Floor Landing

Having access to loft space and radiator.

## Bedroom Four 16' 10" x 9' 2" (5.13m x 2.79m)

A substantial fourth bedroom having built-in double wardrobe, radiator, double glazed pitched roof window to the front elevation, double glazed window to the side elevation and skylight to the rear with built-in blind.

## Bedroom Five 13' 7" x 7' 5" (4.13m x 2.25m)

Yet again, another large bedroom with built in storage cupboard, double glazed pitched roof window to the front and double glazed window to the side elevation.

## Shower Room 5' 5" x 7' 3" (1.64m x 2.22m)

Having a white suite comprising of a tiled shower cubicle with mains fitted shower, pedestal wash basin with chrome mixer tap and low level WC. Tiled walls, tiled floor, chrome towel radiator and double glazed window skylight to the rear elevation.

## Outside - Front

There is a small forecourt garden and a double width drive provides ample off-road parking and leads to:

## Double Garage

Having two roller doors to the front elevation. One part of the garage has been professionally converted into a bar which could also be utilised as a work from home space. The garage has power, lighting, wood effect flooring, downlighting and built-in speaker.

## Outside - Rear

Being accessed through gated side access, the good-sized and beautifully maintained landscaped rear garden includes porcelain patio and a large covered seating area providing a patio seating area and there is a further patio area to the rear of the garage. The garden is mainly laid to lawn with a variety of beds having plants, shrubs and trees.



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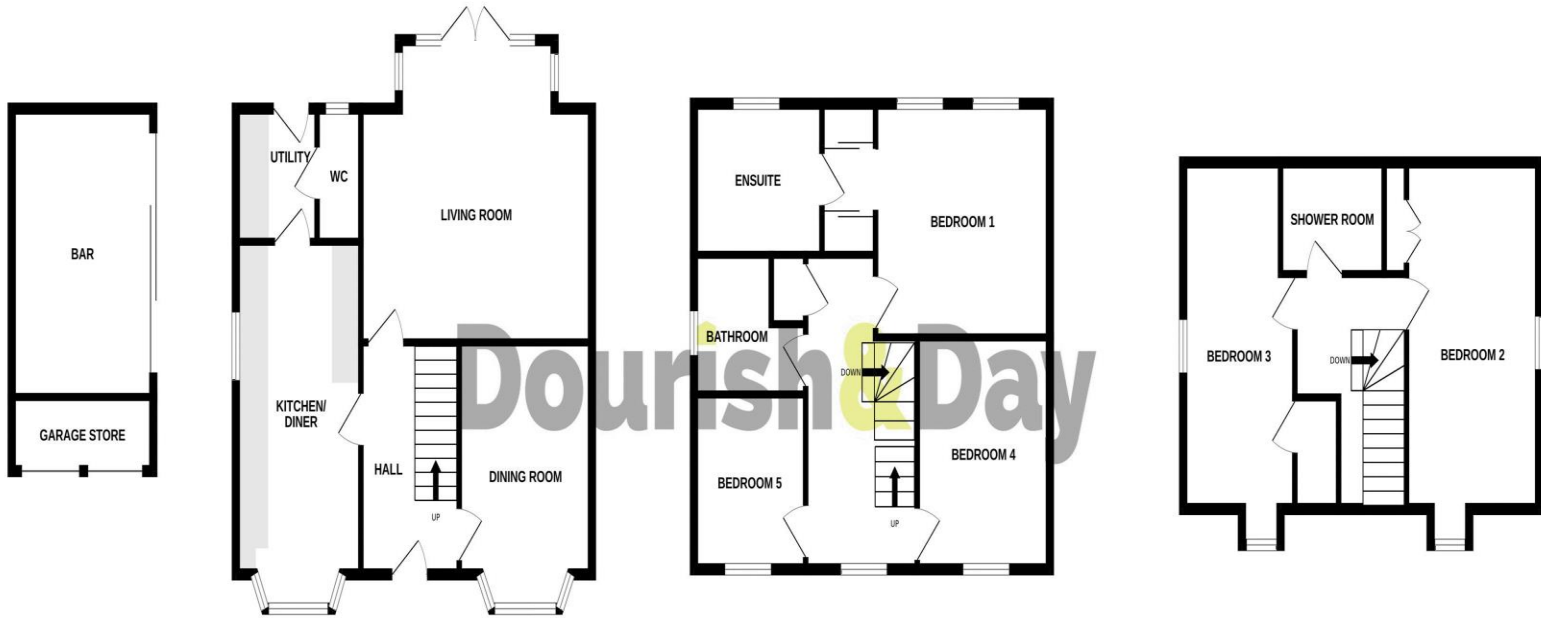
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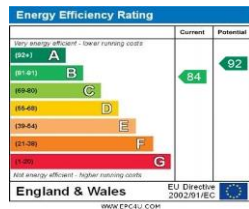
GROUND FLOOR

1ST FLOOR

2ND FLOOR



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