



£240,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

Stafford

Lotus Way
Stafford Staffordshire



COME AND CHECK THIS RECENTLY RENOVATED THREE STORY FAMILY HOME! This three-storey living gives you great versatile accommodation and this home on Lotus Way is no exception.

Recently fully renovated throughout this makes a perfect home for someone to enjoy! Downstairs you will find an entrance hallway, guest WC, living room and the kitchen. The first floor has a two bedrooms and a bathroom and to the second floor there is the master bedroom with en-suite shower room a further double bedroom and family bathroom. Outside there is a driveway and an enclosed private rear garden. With No Chain, The property is also a short commute to Stafford's town centre which offers fantastic amenities and a mainline train station. This will be popular so don't delay in booking your viewing call us today to avoid from missing out!

- Versatile Three Storey Family Home
- Fully Renovated Throughout
- Spacious Living Room & Kitchen/Diner
- Guest WC & Two Bathrooms
- Four Bedrooms, En-Suite To Master Bedroom
- Driveway, Rear Garden & Close To Stafford Centre

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 Hall

Being accessed through a double glazed entrance door with stairs leading to the first floor landing with understairs storage cupboard, wood effect laminate floor and radiator.

Guest WC 5' 7" x 2' 6" (1.70m x 0.77m)

Having a suite including a pedestal wash hand basin with chrome taps and tiled splashbacks, and close coupled WC. Wood effect laminate floor and radiator.

Living Room 15' 2" x 8' 3" (4.63m x 2.51m)

A generous sized living room having wood effect laminate floor, radiator, downlights and double glazed window to the front elevation.

Kitchen / Diner 10' 3" x 14' 10" (3.13m x 4.52m)

Having a range of matching units extending to base and eye level with fitted work surfaces and an inset stainless steel single bowl sink unit. Range of integrated appliances including an oven, four ring gas hob and a double cooker hood over. Space for further appliances, useful storage cupboard housing the wall mounted gas boiler, wood effect laminate floor, radiator, double glazed window and double glazed door giving views and access to the rear garden.



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First Floor Landing

Having a useful storage cupboard, wood effect laminate floor, radiator and double glazed window to the front elevation. Stairs lead off to the second floor landing.

Bedroom Two 15' 4" x 8' 8" (4.68m x 2.63m)

Having downlights, wood effect laminate floor, radiator and double glazed double doors to the front elevation with a Juliet style balcony.

Bedroom Four 10' 10" x 7' 11" (3.31m x 2.42m)

Having wood effect laminate floor, radiator and double glazed window to the rear elevation.

Bathroom 7' 7" x 6' 5" (2.31m x 1.95m)

Having a white suite comprising of a panelled bath with an electric shower over and chrome mixer tap, pedestal wash basin with chrome mixer tap and a close coupled WC. Tiled splashbacks, wood effect laminate floor, chrome towel radiator and double glazed window to the rear elevation.

Second Floor Landing

Having access to loft space, useful storage cupboard and wood effect laminate floor.

Bedroom One 12' 5" x 11' 5" (3.78m x 3.47m)

A spacious double bedroom having a built-in wardrobe with hanging rails, wood effect laminate floor, radiator and double glazed window to the front elevation.

Ensuite Shower Room 6' 6" x 5' 2" (1.99m x 1.57m)

Having a white suite comprising of a shower cubicle with an electric shower and glazed screen, pedestal wash hand basin and close coupled WC. Splashback tiling, wood effect laminate floor, radiator and double glazed window to the front elevation.

Bedroom Three 11' 5" x 8' 2" (3.49m x 2.48m)

Having a useful storage cupboard, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Second Bathroom 6' 1" x 6' 4" (1.85m x 1.93m)

Having a white suite comprising of a panelled bath with chrome taps and a shower attachment over, pedestal wash basin with chrome taps and close coupled WC. Tiled splashbacks, downlights, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a shared access driveway, which in turn leads on to the properties' own driveway which provides off-street parking

Outside - Rear

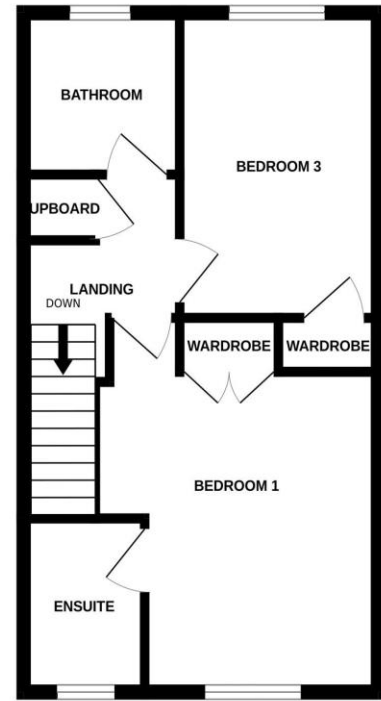
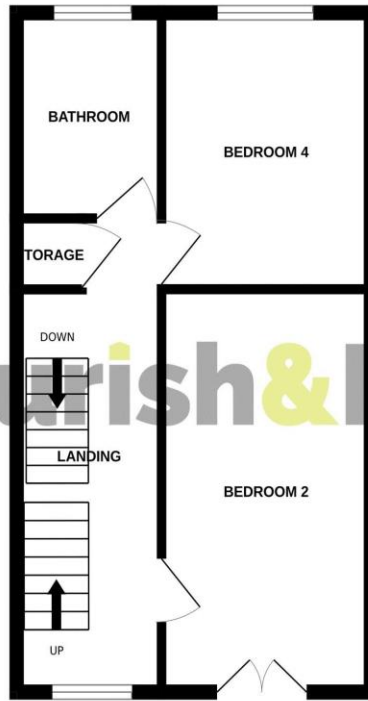
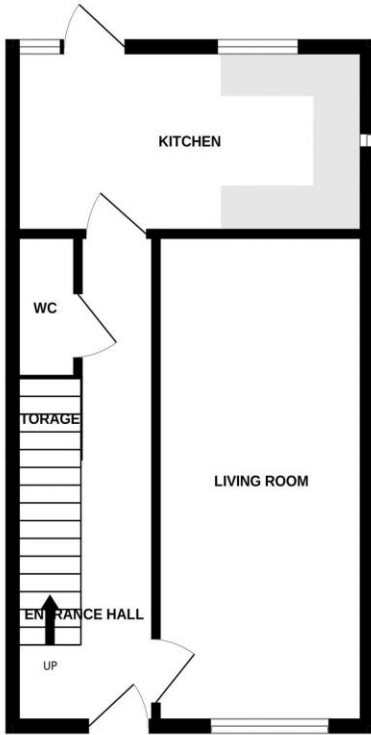
An enclosed garden featuring a paved patio seating/entertaining area, and having a lawned garden area. In addition, there is a pedestrian access gate.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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			
(91-100)	A		8.4
(81-90)	B		
(69-80)	C		
(55-68)	D	5.8	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epra.co.uk	



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