



£360,000

KEY TENURE: Freehold

EPC RATING: C

COUNCIL TAX BAND: E

## Meadowcroft Park Stafford

Savoureuse Drive Meadowcroft Park  
Stafford Staffordshire



*With so much space upstairs, you can configure this home as you want. Be it 4 bedrooms plus a study or 5 bedrooms for those with a large family or perhaps a guest bedroom for relatives to stay when they visit, the choice is yours! This house is ready for a new chapter and offering an abundance of stunning living space and a good-sized plot in a popular area,*

The accommodation comprises of an entrance hall, guest WC, Living room, dining room, conservatory, and a contemporary fitted breakfast kitchen. Upstairs is where you will find the five bedrooms, whilst there is a spacious family shower room and an En-suite to the master. Outside, a full width driveway provides ample parking in front of the garage, whilst the stunning landscaped rear garden is low maintenance which will be perfect for a summer BBQ.

- Five Bedroom Detached House
- Living Room, Dining Room & Conservatory
- Contemporary Kitchen/Breakfast Room
- En-Suite & Family Shower Room
- Driveway & Single Garage
- Close To Amenities & Stafford Town 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 Hallway

Accessed via a double glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation with a useful understairs cupboard, radiator, ceramic tiled flooring with fitted mat to the door entrance, and internal door(s) off, providing access to;

## Guest WC 6' 5" x 3' 5" (1.96m x 1.05m)

Fitted with a suite comprising of a low-level WC, and a pedestal wash hand basin. The room also benefits from having ceramic tiled flooring, a radiator, and a double glazed window to the front elevation.

## Living Room 16' 1" x 11' 0" (4.91m x 3.36m) (measured INTO bay window recess)

A bright & spacious reception room, which features an elegant contemporary style fire surround housing a living flame gas fire, and having a double glazed walk-in bay window to the front elevation, and a radiator.

## Dining Room 10' 8" x 9' 4" (3.25m x 2.85m)

A second reception room, which features decorative half wood panelled walls, a radiator, and a double glazed sliding patio door leading through into the Conservatory.

## Conservatory 10' 2" x 11' 1" (3.09m x 3.37m)

A brick based double glazed conservatory having double glazed double doors and windows providing views & access out to the rear garden. The conservatory also benefits from having a radiator, and wood effect flooring.



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**Kitchen & Breakfast Room** 12' 10" x 17' 9" (3.92m x 5.40m) (maximum length measurements)  
Fitted with a modern range of contemporary styled wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and an array of modern integrated appliances which include; double electric oven/grill, five-ring gas hob with extraction hood above, dishwasher & a fridge/freezer. The room also benefits from discreet under-cupboard counter lighting, a fitted breakfast bar area, wood effect flooring, a radiator, a bay to the rear elevation which has two double glazed windows & door, again providing views and access out to the rear garden, and a further double glazed window to the rear elevation.

### First Floor Landing

Having a built-in cupboard, an access point to the loft space, radiator, and internal door(s) off, providing access to;

### Bedroom One

11' 4" x 11' 3" (3.46m x 3.43m)  
A double bedroom which features a built-in double wardrobe, and having a double glazed window to the front elevation, and radiator. There is a further internal door off, leading through into the En-suite Shower Room.

### En-suite Shower Room (Bedroom One)

40' 10" x 8' 2" (12.45m x 2.48m) (maximum measurements)  
Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a tiled shower cubicle housing a mains-fed mixer shower. The room also benefits from having an electrical shaver point socket, ceramic tiled flooring, radiator, and a double glazed window to the side elevation.

### Bedroom Two

12' 4" x 8' 9" (3.76m x 2.66m)  
A second double bedroom, again featuring a built-in double wardrobe, and having a double glazed window to the front elevation, and a radiator.

### Bedroom Three

9' 1" x 11' 3" (2.78m x 3.44m)  
A third double bedroom, having a double glazed window to the rear elevation, and a radiator.

### Bedroom Four

8' 4" x 8' 10" (2.54m x 2.70m)  
Featuring a built-in double wardrobe with sliding mirrored doors, and having a radiator, and double glazed window to the rear elevation.

### Bedroom Five

9' 6" x 6' 11" (2.90m x 2.10m)  
Having a double glazed window to the front elevation, and a radiator.

### Shower Room

5' 7" x 6' 9" (1.69m x 2.06m)  
Fitted with a white suite which consists of a low-level WC, a pedestal wash hand basin, and a shower cubicle fitted with an electric shower. The room also benefits from having an electrical shaver point socket, tile effect flooring, a double glazed window to the rear elevation, and radiator.

### Outside Front

The property is approached off a shared access driveway which continues onto a full width tarmac parking area, allowing for ample off-street parking,

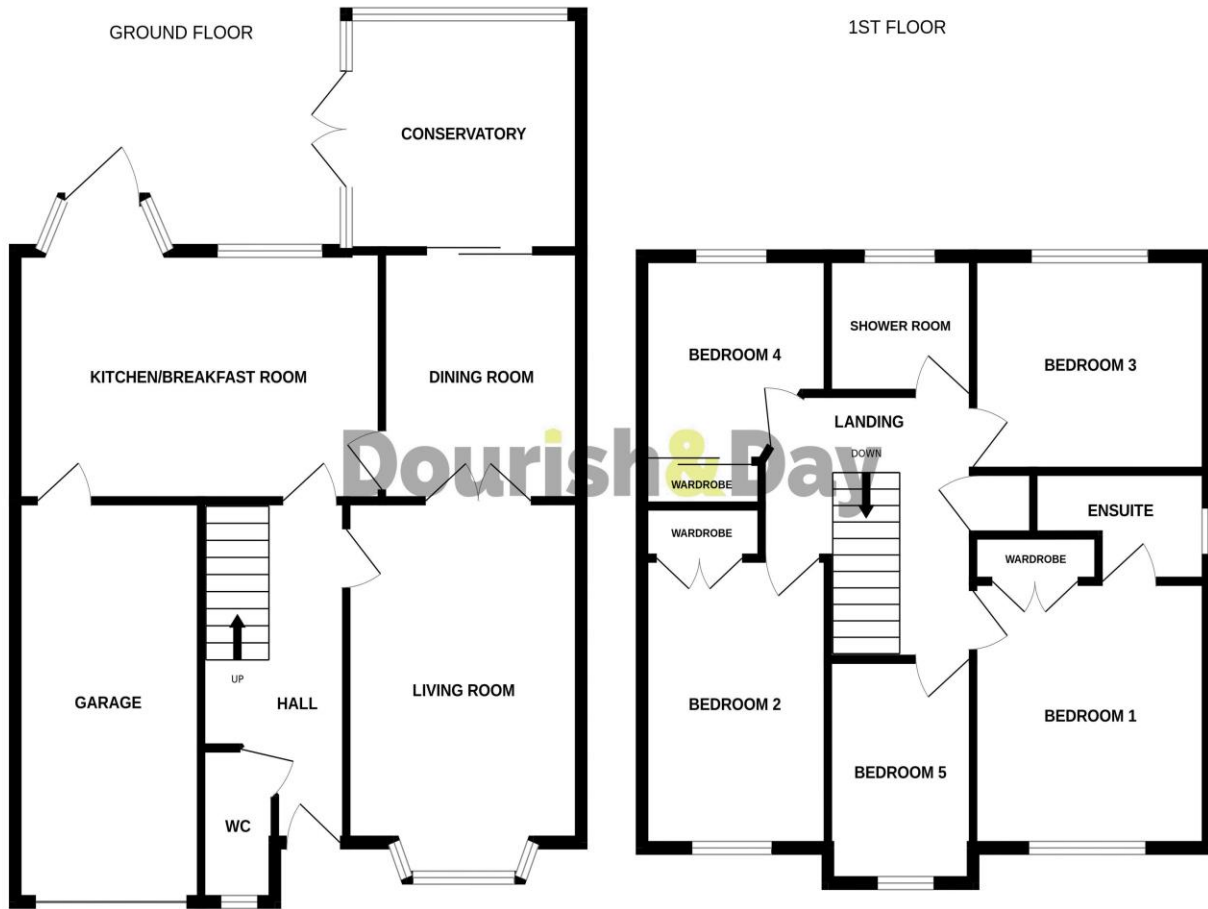
### Garage

17' 2" x 8' 8" (5.23m x 2.65m)  
Having an electrically operated roller-shutter access door to the front elevation, a further internal pedestrian access door to the rear elevation providing access to/from the Kitchen. The garage also accommodates a wall mounted gas central heating boiler, and also has fitted work surfaces with wall units above.

### Outside Rear

A beautifully landscaped & presented low-maintenance garden which features a paved outdoor seating entertaining garden area, a further ornamental gravel covered garden area, and housing a wide variety of established plants & shrubs.





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		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - higher running costs			
		72	82

England & Wales EU Directive 2002/91/EC  
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