



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **D**

Doxey Stafford

Valerian Drive Doxey
Stafford Staffordshire



The Valerian is a perennial flowering plant, native to Europe and Asia with sweetly scented pink or white flowers, so how apt for this stunning property, sitting on a delightful corner plot having a particularly attractive outlook to the front and to be found on Valerian Drive on one of the most popular developments in town!

This property is well presented with accommodation comprises an entrance hall, guest WC, living room, and kitchen/diner. Upstairs you will find the family bathroom and three good sized bedrooms, the master boasting its own contemporary en-suite. Whilst outside the plot is a joy to behold with the rear garden. A driveway which leads down the side of the house to the detached garage.

- Modern Detached House
- Living Room & Kitchen/Diner
- Three Well Proportioned Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Driveway & Garage
- Enclosed Rear Garden

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Canopied Porch

Double glazed door to;

Entrance Hallway

With radiator, stairs to the first floor, useful under stairs storage, double glazed window to the side, wood effect flooring and doors to;

Guest WC

With a wall mounted wash hand basin, WC, double glazed window to the front, radiator and wood effect flooring.

Living Room 17' 3" x 11' 5" (5.27m x 3.47m)

Having two radiators and double glazed walk-in bay window to the front.

Kitchen & Dining Space 18' 6" x 10' 8" (5.63m x 3.25m)

With two tone contemporary units high gloss with base and eye level units, fitted work surfaces, sink unit, fitted oven and hob with stainless steel hood and splashback, fitted microwave, integrated fridge-freezer, integrated dishwasher, space for a table, useful storage cupboard incorporating space



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for a washing machine, radiator, double glazed window to the rear and double glazed French doors to rear.

First Floor Landing

Having double glazed window to the side, radiator, useful storage cupboard and doors to;

Bedroom One 11' 11" x 9' 3" (3.62m x 2.83m)

Having double glazed window to the front, useful built in wardrobes, radiator and door to;

En-suite (Bedroom One) 8' 3" x 4' 2" (2.51m x 1.27m)

Having chrome towel radiator, wall mounted wash hand basin, WC, part tiled walls, double glazed window to the side, walk-in shower cubicle and wood effect flooring.

Bedroom Two 11' 1" x 10' 0" (3.37m x 3.04m)

With radiator and double glazed window to the rear aspect.

Bedroom Three 10' 9" x 7' 3" (3.27m x 2.21m)

With radiator and double glazed window to the rear.

Bathroom 8' 2" x 6' 10" (2.49m x 2.08m)

Having storage cupboard, panelled bath with shower over and screen, WC, wall mounted wash hand basin, wood effect flooring, chrome towel radiator, ceiling spotlights and double glazed window to the front.

Outside Front

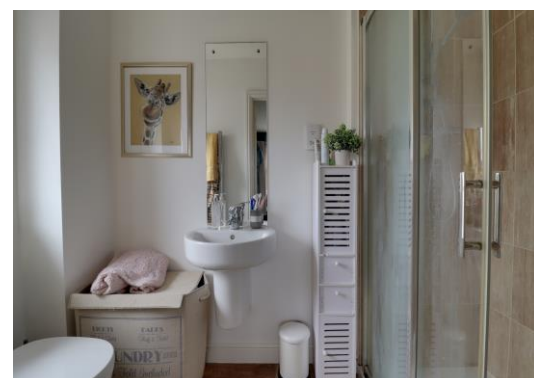
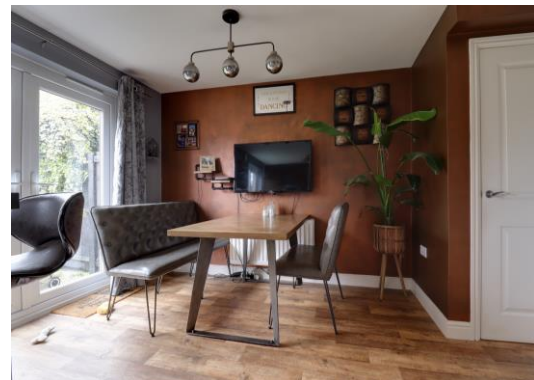
Tarmacadam tandem driveway leading to a detached garage.

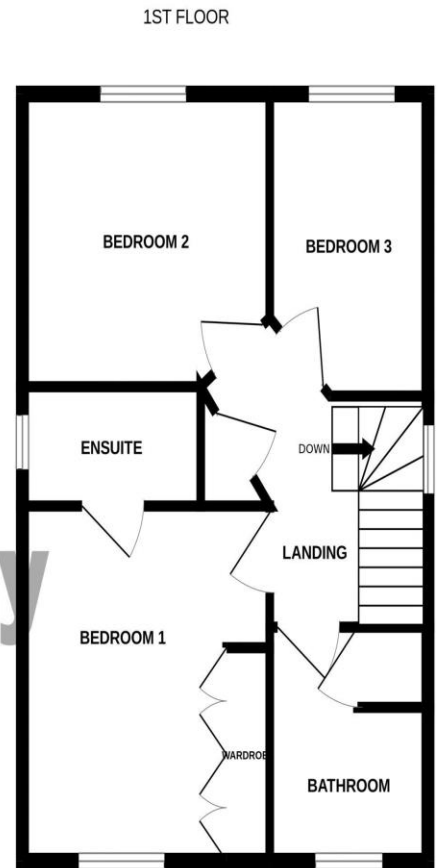
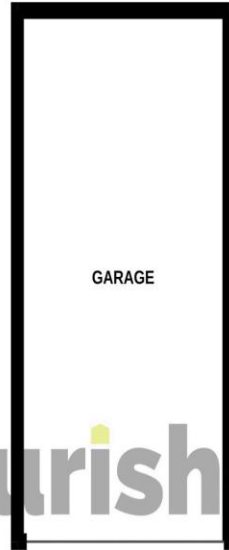
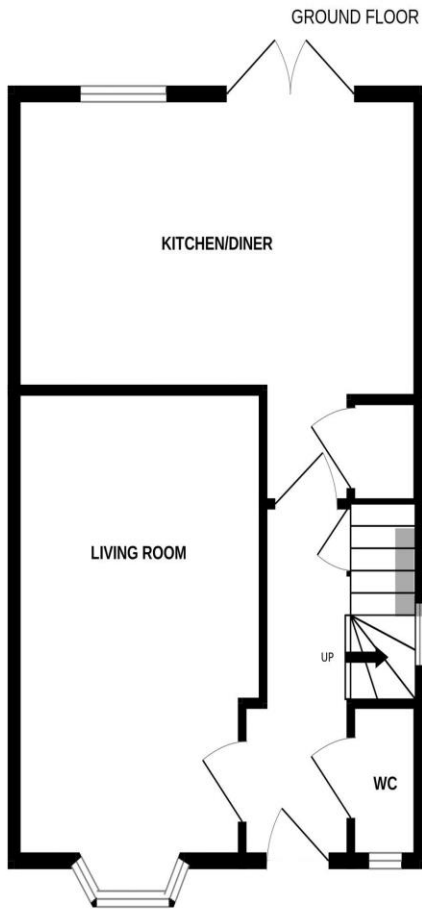
Garage

With up and over door to the front.

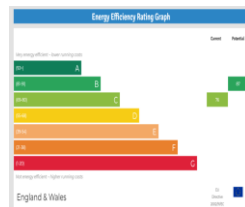
Outside Rear

Having a feature paved patio area, further second paved patio area having a pergola with a small wooden fence and gate, flowerbeds, plants and shrubs, lawn area enclosed by brick walling and panelled fencing.





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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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