



£470,000

🔑 TENURE: Freehold

☰ EPC RATING: B

£ COUNCIL TAX BAND: E

## Stafford

Northburgh Avenue  
Stafford Staffordshire



***A superb, modern four double bedroom detached prestige Redrow built family home which is situated in a convenient and desirable location close to Stafford Town Centre.***

Extended by the current owner and tastefully decorated to an exceptional standard throughout. Internally this stunning home comprises an entrance hallway, living room, contemporary fitted kitchen/dining room with an array of high-quality built-in appliances and having a stunning orangery/family room with bi-fold doors plus separate utility room and guest W.C. To the first floor there are four good sized double bedrooms, en-suite shower room and family bathroom. Externally the property has a large driveway providing parking for several vehicles, single garage, and a landscaped private rear garden. You will struggle to find a better presented home on the development so don't delay in viewing this property.

- Stunning Extended Modern Detached Property
- Kitchen/Dining Room & Orangery Family Room
- Utility & Guest WC
- Four Good Sized Double Bedrooms
- En-Suite & Family Bathroom
- Landscaped Gardens, Large Driveway & Single Garage

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 composite entrance door and having wood effect 'Amtico' flooring, stairs to first floor accommodation and radiator.

## Living Room 16' 10" x 11' 1" (5.14m x 3.38m)

A beautifully presented bright and spacious reception room having a radiator and double glazed window to the front elevation.

## Kitchen / Dining Room 14' 9" x 13' 9" (4.49m x 4.18m)

Having a range of modern and contemporary units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink drainer unit with mixer tap. An array of high quality appliances include a double oven, four ring gas hob with cooker hood over, dishwasher and fridge/freezer. Wood effect 'Amtico' flooring, recessed downlights and radiator.

## Orangery / Family Room 10' 6" x 17' 5" (3.21m x 5.30m)

A spectacular addition to the property with double glazed bi-fold doors giving views and access to the rear garden. Double glazed large roof lantern with recessed down lights, three additional double glazed windows and wood effect 'Amtico' flooring with under floor heating.



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## **Utility Room** 5' 8" x 9' 1" (1.73m x 2.78m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel sink drainer with mixer tap and spaces for appliances beneath. Further storage cupboard, radiator, wood effect 'Amtico' flooring, double glazed composite door leading to the rear garden.

## **Guest WC** 5' 7" x 3' 1" (1.70m x 0.93m)

Having a white contemporary suite including a wash hand basin with mixer tap and low level WC. Recessed down lights, radiator, wood effect 'Amtico' flooring and double glazed window to the rear elevation.

## **First Floor Landing**

With access to loft space, airing cupboard, radiator and double glazed window to the rear elevation.

## **Bedroom One** 11' 1" x 11' 2" (3.39m x 3.40m)

A large main bedroom having built-in wardrobes, radiator and double glazed window to the front elevation enjoying views the farmland opposite.

## **Ensuite Shower Room** 6' 10" x 5' 1" (2.09m x 1.56m)

Fitted with a white cotemporary suite including a tiled double shower cubicle fitted with a mains mixer shower, wash hand basin with mixer tap and low level WC. Recessed down lights, electric shaver point, tile effect flooring, chrome towel radiator and double glazed window to the front elevation.

## **Bedroom Two** 10' 11" x 10' 5" inc. robes (3.32m x 3.18m inc. robes)

A second good sized bedroom having fitted wardrobes extending to one wall, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 5" x 9' 9" (3.17m x 2.98m)

A further double bedroom with built-in wardrobe, radiator and double glazed window to the front elevation.

## **Bedroom Four** 10' 8" max x 9' 3" (3.25m max x 2.82m)

Yet again, a further double bedroom with a radiator and double glazed window to the rear elevation.

## **Bathroom** 7' 5" x 6' 7" (2.25m x 2.01m)

Being fitted with a white contemporary suite which includes a panelled bath with mixer tap and mains mixer shower over, wash hand basin with mixer tap and low level WC. Electric shaver point, recessed down lights, tiled effect flooring, chrome towel radiator and double glazed window to the side elevation.

## **Outside - Front**

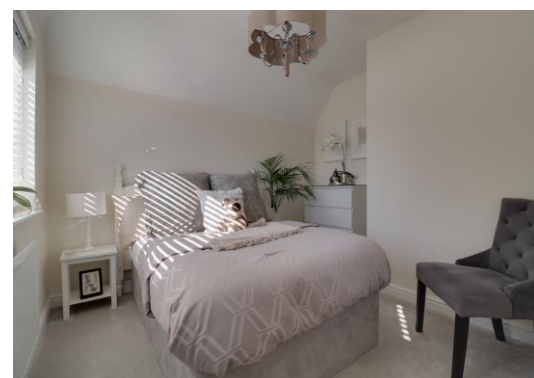
The property occupies a gorgeous private plot which enjoys views to the front over farmland. A large tarmac driveway provides off road parking for several vehicles and has a lawned garden.

## **Integral Garage**

Having an up and over door to the front.

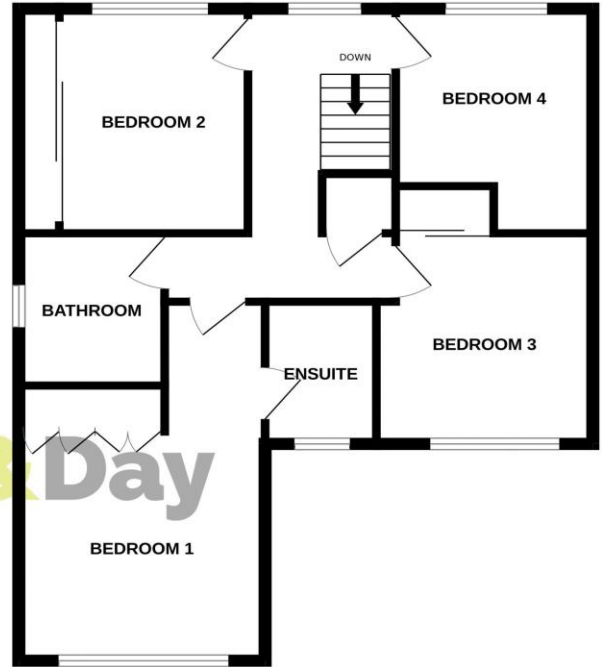
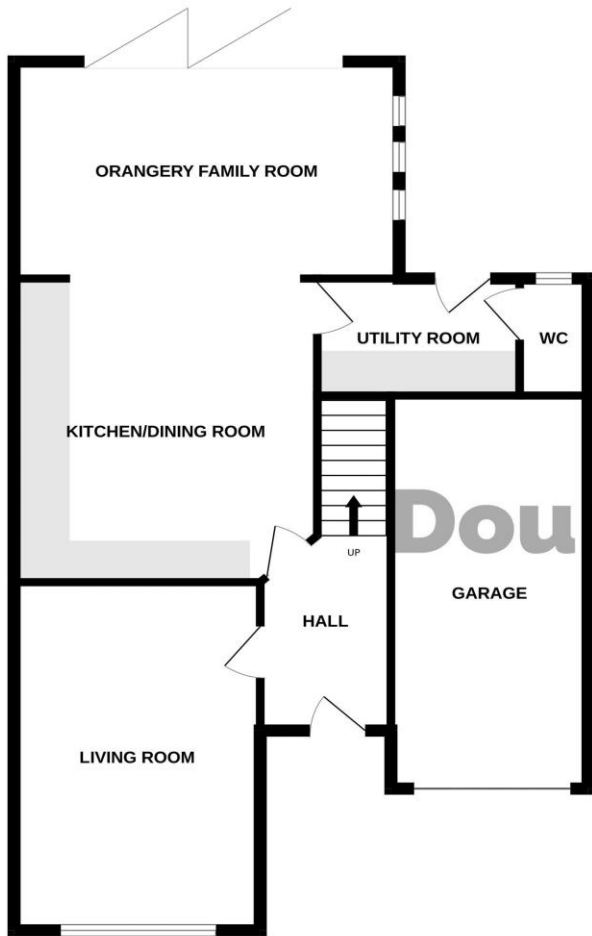
## **Outside - Rear**

An easily maintained landscaped rear garden which features a paved seating area and well kept lawn with planting beds.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating cost			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - Higher running costs			
England & Wales		83	93
EU Directive 2002/91/EC			
www.epcrea.com			

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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