



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Meadowcroft Park Stafford

Rhein Way Meadowcroft Park
Stafford Staffordshire



This is one to get excited about, so we might have to 'Rhein' you in to contain your interest! Sitting on a popular residential development, this superb property has recently undergone extensive refurbishment to offer buyers a property that they can move straight into!

The accommodation comprises an entrance hall, modern re-fitted kitchen, good-sized living/dining room, three well-proportioned bedrooms with an en-suite shower room to the master bedroom and a family bathroom. Externally the property has a driveway an integral single garage and a well-kept rear garden that is mainly lawn with a large, decked seating area. Don't be surprised to see this one snapped up quickly so call us today to book in your viewing!

- Excellent Modern Detached Family Home
- Large Living/Dining Room & Re-Fitted Kitchen
- Three Well Proportioned Bedrooms
- Modern Family Bathroom & En-Suite Shower Room
- Driveway & Garage
- Enclosed Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite entrance door, and having a radiator, and internal doors off, providing access to;

Kitchen 10' 6" x 6' 11" (3.21m x 2.12m)

Fitted with a high quality range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and having spaces to accommodate a number of appliances. The room also benefits from having wood effect flooring, a radiator, and a double glazed window to the front elevation.



Living Room & Dining Area 13' 10" x 18' 4" (4.21m x 5.60m)

A large & bright reception room, having stairs off, rising to the First Floor Landing & accommodation, two radiators, a double glazed window to the rear elevation, and double glazed sliding patio doors providing views and direct access out to the rear garden.



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First Floor Landing

Having a built-in airing cupboard, an access point to the loft space, a double glazed window to the side elevation, and internal doors off, providing access to;

Bedroom One 11' 11" x 11' 5" (3.63m x 3.47m) (max. measurements into fitted wardrobes)

a good sized double bedroom with a built-in double wardrobe with sliding mirrored fronts, a radiator, and a double glazed window to the front elevation. A further internal door leads through to the En-suite shower room.

En-suite (Bedroom One) 4' 7" x 6' 9" (1.39m x 2.05m)

Fitted with a suite which comprises of a low-level WC, a pedestal wash basin, and a tiled double shower cubicle housing a mains-fed shower. The room also benefits from a heated chrome towel radiator, recessed ceiling downlighting, wood effect flooring, and a double glazed window to the front elevation.

Bedroom Two 12' 4" x 9' 3" (3.77m x 2.82m)

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

Bedroom Three 7' 0" x 8' 11" (2.13m x 2.71m)

Having a radiator, and a double glazed window to the rear elevation.

Bathroom 6' 6" x 6' 8" (1.99m x 2.04m)

Fitted with a white suite which consists of a low-level WC, a pedestal wash basin, and a panelled bath with a mains-fed shower over. The room also benefits from having an electric shaver point, a chrome towel radiator, recessed ceiling downlighting, and a double glazed window to the side elevation.

Outside Front

The property is approached over a double width tarmac driveway, providing off-street parking and access to the integral single garage, with a decorative slate covered front garden area adjacent to the driveway.

Integral Garage & Utility Area 16' 2" x 7' 8" (4.93m x 2.34m)

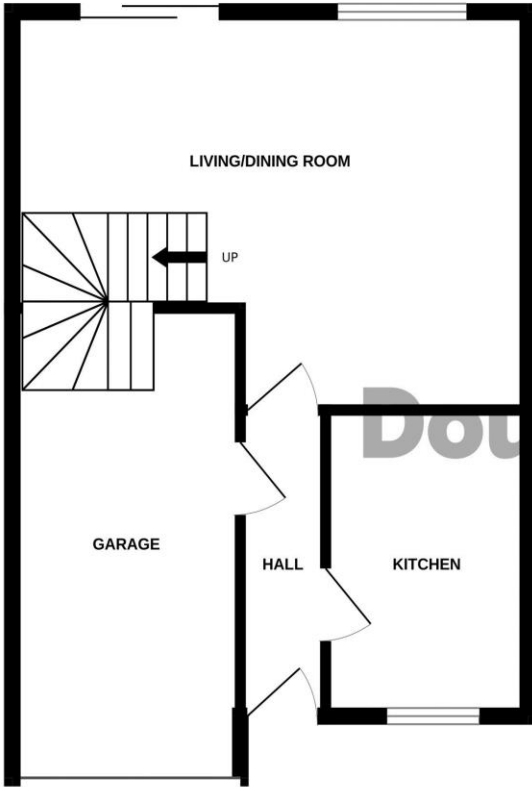
Having an up and over vehicular access door to the front elevation, and a further internal pedestrian access door leading from/to the Entrance Hallway. To the rear of the garage is a fitted work surface & units with space for a washing machine.

Outside Rear

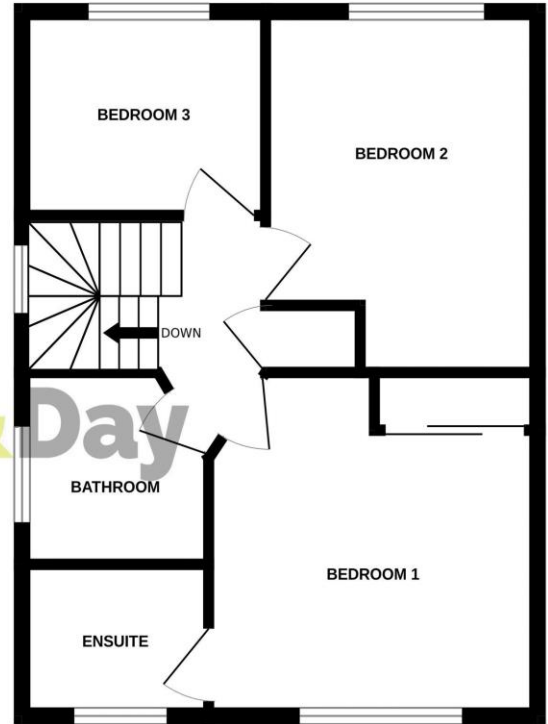
A well presented & maintained rear garden which features a large decked seating area, and a shaped lawned garden area with planting beds and a garden shed.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
		85	85

Full energy efficient - higher running costs

England & Wales 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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