



£375,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💰 COUNCIL TAX BAND: D

## The Meadows Stafford

Lancing Avenue The Meadows  
Stafford Staffordshire



**Sought after location "The Meadows", providing a superb opportunity for the family orientated purchaser. Enjoying an enviable plot with views over the park and a generous rear garden, this detached home has an entrance hall, guest WC, living room, dining room, breakfast kitchen and a study compliment the ground floor.**

In addition, the first floor has four good size bedrooms with an En suite to the master and further family bathroom. To the front of the property there is a double width driveway providing ample off road parking and access to the integral double garage. Located with an array of local amenities including local supermarket and retail park, great commuting via the A34, A51 and M6. Just a hop skip and a jump to the town centre and main line train station.

- Spacious Detached Family House
- A Spacious Living Room & Dining Room
- Family Bathroom, En-Suite & Guest WC
- Four Generous Double Bedrooms
- Double Width Driveway & Double Garage
- Sought After Convenient Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Storm Porch

With a double glazed door leading to:

## Entrance Hall

Having a useful storage cupboard, laminate floor, radiator and stairs leading to the first floor accommodation.

## Guest WC

Having a suite including a low level WC, vanity wash hand basin with cupboard beneath, chrome mixer tap and tiled splashbacks. Laminate floor, radiator and double glazed window to the front elevation.

## Living Room 18' 3" x 11' 10" (5.56m x 3.60m)

Having an inset gas living flame fire set within a feature and decorative surround, Radiator and double glazed window to the front elevation. Internal French doors leading to:

## Dining Room 11' 11" x 9' 11" (3.62m x 3.02m)

Having a radiator and double glazed window and a set of French doors giving views and access to the rear garden.

## Kitchen 15' 11" x 9' 10" (4.86m x 3.00m)

A smart, spacious breakfast kitchen having a range of base and eye level units and fitted work surfaces with an inset sink unit having an extendable mixer tap. Range of integrated appliances including an oven, hob and stainless steel cooker hood over. Further spaces for dishwasher and fridge/freezer. Room for a breakfast table and chairs, radiator, tiled floor and two double glazed windows to the rear elevation.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Study** 7' 8" x 7' 5" (2.34m x 2.26m)

Having vinyl flooring, radiator, wall mounted gas central heating boiler, double glazed window and door leading to the rear garden. An internal door leads to the double garage.

## **First Floor Landing**

The galleried landing includes access to loft space, useful storage cupboard, radiator and double glazed window to the side elevation.

## **Bedroom One** 14' 6" x 11' 10" (4.42m x 3.61m)

Having built-in wardrobes with sliding mirror doors, radiator and double glazed window to the front elevation.

## **Ensuite Shower Room** 6' 10" x 5' 7" (2.09m x 1.69m)

Having a suite which includes a tile walk-in shower cubicle with screen and fitted shower, pedestal wash hand basin and low level WC. Tiled floor, radiator and double glazed window to the front elevation.

## **Bedroom Two** 11' 10" x 9' 7" (3.60m x 2.93m)

Having built-in wardrobes with sliding mirror fronted doors, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 10' 5" x 9' 1" (3.18m x 2.76m)

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

## **Bedroom Four** 10' 3" x 6' 10" (3.12m x 2.09m)

Having a radiator and double glazed window to the front elevation.

## **Family Bathroom** 6' 11" x 5' 6" (2.10m x 1.68m)

Having a suite comprising of a panelled bath, pedestal wash hand basin with chrome mixer tap and low level WC. Towel radiator, tiled wall, tiled floor and double glazed window to the rear elevation.

## **Outside - Front**

The property overlooks the meadows and play park, a tarmac and block paved double width drive provides ample off-road parking and leads to the double garage. In addition, there is a gravelled area in front of the property.

## **Double Garage** 19' 8" max, 17' 7" min x 16' 5" (6.00m max, 5.36m min x 5.01m)

Having a corner fitted base units with work surfaces over and inset sink unit and space for washing machine, double glazed window to the side and two up and over doors to the front elevation.

## **Outside - Rear**

The generous sized rear garden includes a paved patio area overlooking the remainder of the garden being manly laid to lawn with a further paved patio a seating area and being enclosed by panel fencing. Gated side access leads to the front of the property.

## **Agents Note**

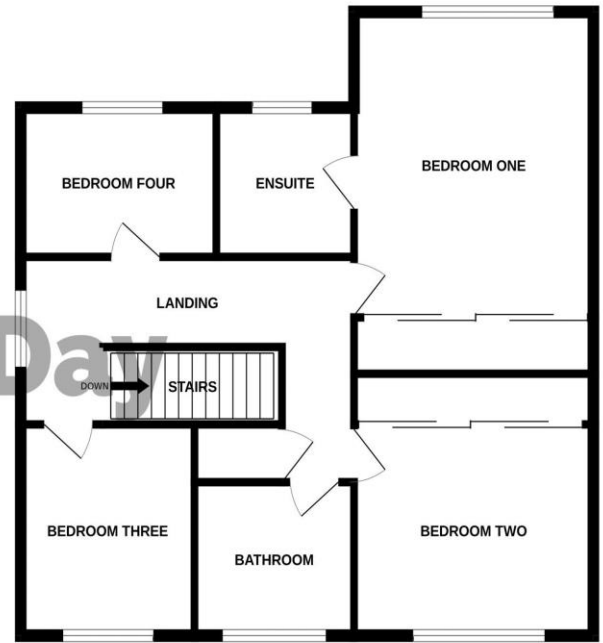
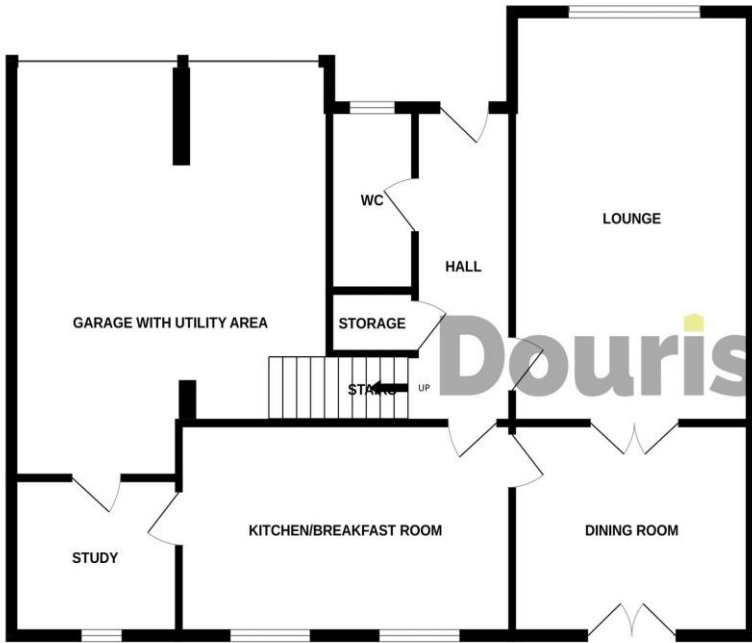
We understand that the solar panels are owned by the property and the sellers will be transferring all the rights to the feed in tariff to the purchaser. You should seek clarification from your Solicitor at an early stage in the transaction.





GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk