



£300,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

🏠 COUNCIL TAX BAND: **D**

Stafford

Swift Brook Close
Stafford Staffordshire



Get ready to fall in love! This stunning three-storey home in Stafford's town centre is a dream come true. Situated on one of the best plots in the development, it features attractive gardens and off-street parking—perfect for a growing family.

Step inside to discover a spacious ground floor with a beautifully fitted kitchen, living, and dining area, along with an entrance hallway and utility/guest WC. Upstairs, the first floor boasts a beautiful landing with double doors opening to a Juliette-style balcony, the master bedroom with a contemporary en-suite shower room, and a fourth bedroom. The top floor offers two additional double bedrooms and a family bathroom. This home is truly unique—schedule your viewing today to experience its full charm!

- Three-Storey Home In The Heart Of Stafford's Centre
- Prime Location With Attractive Gardens & Off-Street Parking
- Four Double Bedrooms, Utility/Guest WC
- En-Suite Shower Room & Family Bathroom
- Stunning Private Gardens

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door, with stairs off, rising to the first floor landing. There is wood laminate flooring & radiator.

Guest WC/Utility 5' 5" x 6' 3" (1.64m x 1.91m)

Fitted with a white suite comprising of a low-level WC with enclosed cistern, and a pedestal wash hand basin with chrome taps. There is eye-level & base units with space & plumbing beneath for plumbed appliances. The room also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, and a double glazed window to the front elevation. The room also accommodates a wall mounted gas central heating boiler.

Open-Plan Kitchen, Dining & Living Space 31' 9" x 14' 2" (9.69m x 4.32m)

A spacious hub of the home having a spacious dining area to accommodate a dining table & chairs, two double glazed skylight windows & radiator. The kitchen area features a modern range of matching eye-level, base & drawer units with fitted work surfaces over, incorporating an inset 1.5 bowl stainless steel sink/drainer with chrome mixer tap over, and a range of integrated/fitted appliances including; oven, 5-ring gas hob with hood over, integrated dishwasher, integrated refrigerator & integrated freezer. In



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In addition, there is also a useful under-stairs storage cupboard, ceramic splashback tiling to the walls, ceramic tiled flooring up to part-wood effect laminate flooring, a further radiator, double glazed window to the rear elevation, and double glazed double doors to the rear elevation.

First Floor Landing

Having stairs off, rising to the second floor landing, a radiator, and feature double glazed double doors opening onto a Juliet style balcony.

Bedroom One 16' 0" x 14' 4" (4.88m x 4.36m)

A spacious double bedroom featuring triple fitted wardrobes, two double glazed windows to the rear elevation & radiator. A further internal doors leads into the En-suite.

En-suite (Bedroom One) 5' 0" x 6' 9" (1.53m x 2.06m)

Fitted with a modern white suite comprising of a low-level WC with concealed cistern, a wash hand basin with chrome mixer tap over, and a tiled & screened walk-in shower cubicle housing a mains-fed shower. The En-suite benefits from also having ceramic tiled flooring, part-ceramic tiled walls, and a chrome towel radiator.

Bedroom Four 13' 5" x 7' 9" (4.09m x 2.35m)

A double bedroom featuring double glazed double doors opening out to a feature Juliet style balcony & radiator.

Second Floor Landing

Having a built-in airing cupboard, and an access hatch to the loft space.

Bedroom Two 12' 2" x 14' 3" (3.72m x 4.34m)

A further spacious double bedroom, having two double glazed windows to the rear elevation & radiator.

Bedroom Three 11' 7" x 14' 3" (3.54m x 4.34m)

A further spacious double bedroom, having two double glazed windows to the front elevation & radiator.

Bathroom 6' 11" x 6' 3" (2.11m x 1.91m)

Fitted with a modern white suite comprising of a low-level WC with enclosed cistern, a wash hand basin with chrome mixer tap over, and a panelled bath with chrome mixer fill taps, shower & screen. The bathroom also benefits from ceramic tiled flooring, ceramic tiled flooring, and a chrome towel radiator.

Outside Front

The property is approached over a block paved driveway providing access to the main entrance door. There is also a variety of shrub plants.

Outside Rear

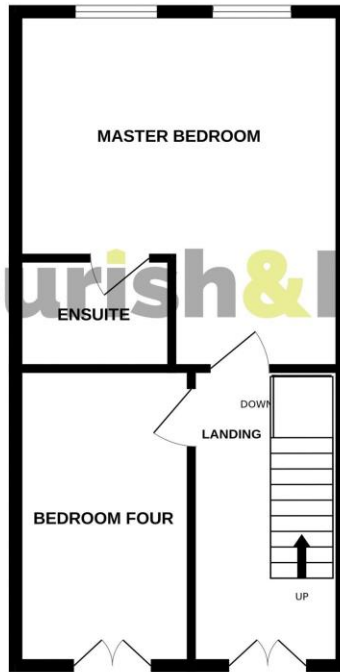
An enclosed rear garden having a stone paved seating area, having a variety of mature shrubs & plants. The garden also benefits from having a garden shed to the rear, and is enclosed by panelled fencing.



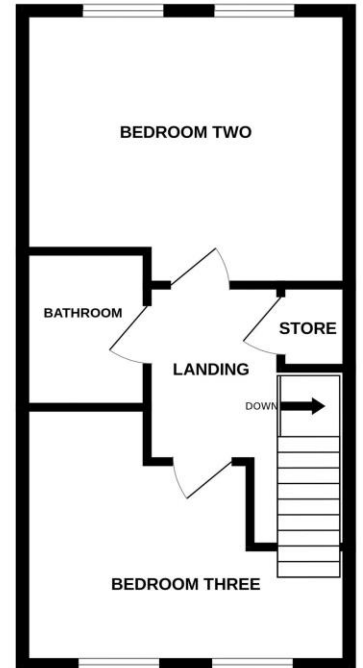
GROUND FLOOR



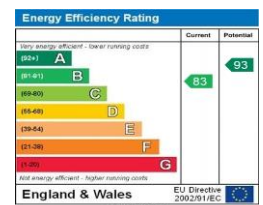
1ST FLOOR



2ND FLOOR



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