



£300,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

## Marston Stafford

Marston Lane Marston  
Stafford Staffordshire

🛏️ 3    🚿 2    🛋️ 1

**Many buyers who buy a four-bedroom house actually want a home with three double bedrooms and rooms big enough for the family and that is exactly what this almost new home offers.**

This Hayfield design detached house comprises of a hallway, generous bay window lounge, contemporary kitchen/diner with numerous integral appliances and French doors to the garden, downstairs W/C and useful storage cupboard under the stairs, plus an integrated garage. Upstairs there are three double bedrooms including a master bedroom with en-suite, family bathroom plus a useful storage cupboard off the landing area. Outside the property benefits from parking to the front & lawned gardens.

- Modern Detached House
- Bay Fronted Large Lounge
- Spacious Kitchen/Diner With French Doors
- Guest WC & Family Bathroom
- Three Double Bedrooms & En-Suite
- Lawned Gardens, Driveway & 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

Approached through a composite double glazed side entrance door which leads through to the hallway having a staircase to the first floor accommodation and radiator.

## Guest WC

Fitted with a contemporary white suite comprising low level WC and pedestal wash basin with tiled splashback and having a UPVC double glazed window to the side.

## Lounge 14' 4" x 12' 6" (4.36m x 3.8m)

A superb main family reception room which has a double glazed window to the front, radiator and useful under stair store cupboard.

## Kitchen/Diner 10' 2" x 12' 6" (3.09m x 3.8m)

Fitted with a range of high gloss fronted contemporary base and wall units, work surfaces to three sides incorporating a one and half bowl stainless steel sink unit with drainer and mixer tap, tiled splashbacks and radiator. Integral appliances include a four ring gas hob with stainless steel splashback to the cooker hood, separate upright electric oven, fridge-freezer, washer-dryer and dishwasher. There is also a double glazed window to the rear and French doors leading onto the rear garden.



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)

## Landing

Providing access to the three bedrooms and family bathroom and having a deep airing cupboard, loft access and radiator.

## Bedroom One 10' 4" x 12' 6" (3.14m x 3.8m)

A superb double bedroom having a double glazed window to the front, radiator and door to the en-suite shower room.

## En-Suite

Fitted with a contemporary white suite comprising low level WC, half pedestal wash basin with monobloc mixer tap and tiled shower cubicle. There is a UPVC double glazed window to the side, extractor fan and radiator.

## Bedroom Two 10' 1" x 12' 2" (3.07m x 3.72m)

A further double bedroom having a double glazed window to the rear and radiator.

## Bedroom Three 10' 1" x 9' 0" (3.08m x 2.75m)

A further double bedroom which also has a double glazed window to the rear and radiator.

## Bathroom 5' 7" x 8' 9" (1.71m x 2.67m)

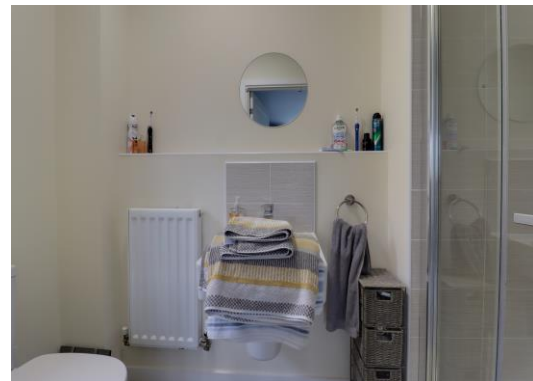
A spacious bathroom which is fitted with a contemporary white suite comprising low level WC, half pedestal wash basin with tiled splashback and panelled bath with tiled splashbacks. There is also a double glazed window to the front and extractor fan.

## Outside

The home sits behind a lawned garden with tarmac drive leading to the integral garage. There is also a canopy area over the front door and garage. The rear garden has a paved patio which leads onto a lawn with planted sleeper edges and a gate to the side.

## Garage 16' 2" x 8' 9" (4.92m x 2.67m)

Having an up and over door, power and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		94
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Not energy efficient - higher running costs		83	

England & Wales EU Directive 2002/91/EC  
www.epcrea.com



**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