



£330,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

Stafford

Queensville Avenue
Stafford Staffordshire



Start forming an orderly queue for this superb bay-fronted 1920s semi, beautifully renovated throughout. Inside, you'll be greeted by a spacious entrance hall featuring the original Minton tiled floor, setting the tone for the home's blend of classic charm and modern style.

The good-sized lounge is perfect for relaxation, while the large, refitted dining kitchen boasts a central breakfast island and built-in appliances, ideal for entertaining and family meals. A utility room and a modern guest WC complete the ground floor. Upstairs, you'll find three generously sized bedrooms and a stunning, refitted bath/shower room. Externally, the property features a driveway, along with a large, private, mature rear garden, providing ample space for outdoor activities and leisure. This home won't stay on the market for long. Call us today to arrange your viewing appointment.

- Stunning Renovated 1920's Semi Detached Home
- Beautifully Presented & Modernised Accommodation
- Substantial Mature Private Rear Garden With Garden Office
- Superb Open Plan Refitted Dining Kitchen
- Luxury Refitted Bath/Shower Room & 3 Bedrooms

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Porch

Being accessed through a double glazed entrance door and having original tiled floor and an original stained glass door leads to:

Entrance Hallway

A spacious and light entrance hall with a continuation of the original Minton tiled floor, radiator, to first floor with large under stairs storage cupboard.

Lounge 14' 10" x 14' 10" (4.53m x 4.53m)

A spacious and light lounge with a gas fire set into a surround with a matching hearth, radiator and double glazed bay window to the front elevation.

Dining Kitchen 13' 0" x 19' 5" (3.95m x 5.91m)

A spacious open plan and stunning recently refitted dining kitchen with fitted wood worksurface and a range of matching units extending to base and eye level with under cupboard lighting and further pan drawers. Integrated fridge/freezer, breakfast island with matching wooden top and units beneath and integrated dishwasher and black ceramic Belfast sink with contemporary style chrome mixer tap. Numerous downlights, wood effect laminate floor, wall mounted contemporary style radiator, double glazed window to the side



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elevation and further double glazed windows and double glazed bay window to the rear elevation with French doors giving views and access to the the rear garden.

Utility Room 7' 7" x 8' 2" (2.31m x 2.48m)

Having fitted worksurfaces with splash back tiling and appliance space beneath, modern wall mounted gas central heating boiler, radiator and double glazed window and door to the side elevation.

Guest WC

Having low level WC, wash hand basin with vanity unit under, chrome towel radiator and double glazed window to the rear elevation.

First Floor Landing

Access to a substantial loft space with pull down loft ladders and double glazed window to the side elevation.

Bedroom One 15' 3" x 10' 10" (4.66m x 3.3m)

A spacious double bedroom having triple fitted wardrobes, a radiator and double glazed bay with to the front elevation,

Bedroom Two 15' 3" into bay x 11' 0" (4.65m x 3.36m)

A second spacious double bedroom having double fitted wardrobes, a radiator and double glazed bay with to the rear elevation,

Bedroom Three 8' 8" x 8' 1" (2.65m x 2.46m)

A good sized third bedroom having a fitted wardrobe, a radiator and double glazed window to the front elevation.

Bathroom / Shower Room 8' 10" x 8' 0" (2.68m x 2.44m)

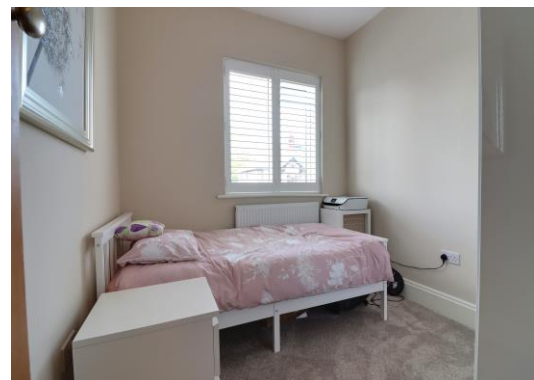
A truly stunning refitted bath/shower room with a white suite including freestanding contemporary oval shaped bath with central chrome mixer tap and shower attachment, corner shower cubicle with mains shower, rectangular wash hand basin with vanity unit under and mixer tap and dual flush low level WC. Splashback tiling, double height heated towel rail, down lights and two double glazed windows to the side elevation.

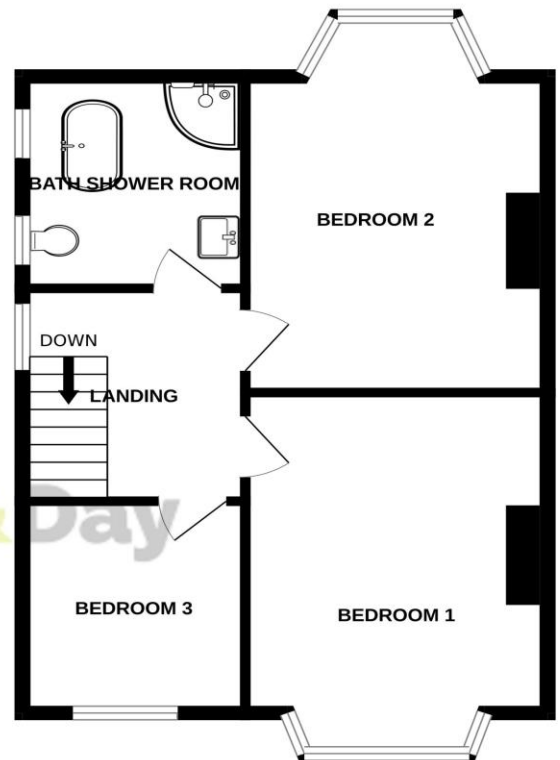
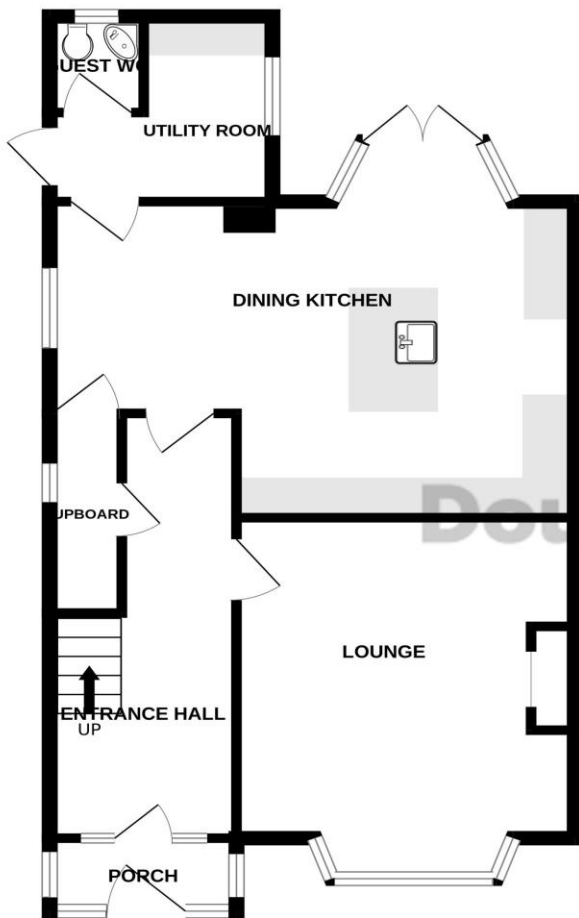
Outside - Front

The house is approached over a block paved drive providing off road parking The drive continues to the side with secure double wrought iron gates which leads to:

Outside - Rear

The substantial and private mature rear garden includes a recently installed stone patio overlooking the remainder of the garden being laid to lawn with well stocked beds having a variety of plants, shrubs and trees and a large garden room.





TOTAL FLOOR AREA : 1131 sq.ft. (105.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating 65-82	A		84
25-64	B		
19-24	C		
13-18	D		62
7-12	E		
1-6	F		
0-5	G		

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