



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: D

St Marys Gate Stafford

Bayswater Square St Marys Gate
Stafford Staffordshire



This stunning home is spread across three floors, ideally situated to overlook the central green area of the development. This could be the perfect three-story home for you! Located conveniently close to Stafford Town Centre and just a bike ride away from the breathtaking Cannock Chase for those who enjoy an active lifestyle.

Inside, the property features an entrance hallway, guest WC/utility room, and a spacious open-plan kitchen/dining/family room with a sleek modern kitchen. Moving upstairs to the first floor, you'll find a sizable living room with double doors opening onto a Juliette-style balcony, along with the third bedroom and a family bathroom. Continuing to the top floor, you'll discover the master bedroom complete with its own en-suite shower room, as well as the second double bedroom. Outside, the property boasts two allocated parking spaces and an enclosed rear garden.

- Stunning Three-Storey Home with Prime Location
- Spacious Open-Plan Layout Perfect for Entertaining
- Master Bedroom with En-Suite Shower
- Living Room Opens to Juliette Balcony
- Close to Stafford Town Centre Amenities
- Enclosed Rear Garden & Parking

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Being accessed through a double glazed composite entrance door and having wood effect flooring, radiator and stairs leading to the first floor landing.

Guest WC / Utility 5' 5" x 6' 0" (1.66m x 1.83m)

Having a contemporary suite which includes a wash hand basin and WC. Fitted wall units housing the gas central heating boiler and matching base unit with fitted work surfaces over and an integrated washing machine. Tiled floor, radiator and double glazed window to the front elevation.

Open Plan Kitchen / Dining / Family Room 21' 7" x 14' 3" (6.59m x 4.34m) all max measurements

A large, bright open plan space having a kitchen area with a range of modern units extending to base and eye level and fitted work surfaces with an inset stainless steel sink drainer with mixer tap. Range of integrated appliances including an oven, hob with cooker hood over, dishwasher and fridge freezer. Large storage cupboard, recessed downlights, tiled floor, two radiators, double glazed window to the side elevation and double glazed double doors giving views and access to the rear garden.



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First Floor Landing

Having stairs leading to the second floor accommodation, radiator and double glazed window to the front elevation.

Living Room 13' 10" x 14' 3" (4.22m x 4.34m) - all max measurements

A second large reception room having double glazed double doors opening onto a Juliet style balcony and also having two radiators.

Bedroom Three 9' 4" x 7' 11" (2.85m x 2.42m)

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

Family Bathroom 6' 3" x 6' 11" (1.90m x 2.11m)

Having a contemporary suite including a panelled bath with mixer tap and mains shower over, wash hand basin with mixer tap and low level WC. Recessed downlights, tiled floor and chrome towel radiator.

Second Floor Landing

Having an airing cupboard.

Bedroom One 13' 10" x 14' 4" (4.22m x 4.36m) - all max measurements

A generous sized main bedroom having a built-in wardrobe, radiator and two double glazed windows to the rear elevation.

Ensuite Shower Room 7' 3" x 4' 11" (2.22m x 1.51m)

Having a contemporary suite which includes a tiled double shower cubicle fitted with a mains shower, wash hand basin with mixer tap and low level WC. Recessed downlights, tiled floor, heated chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 9' 4" x 14' 3" max (2.85m x 4.34m max)

AS second large double bedroom having a radiator and two double glazed windows to the front elevation.

Outside - Front

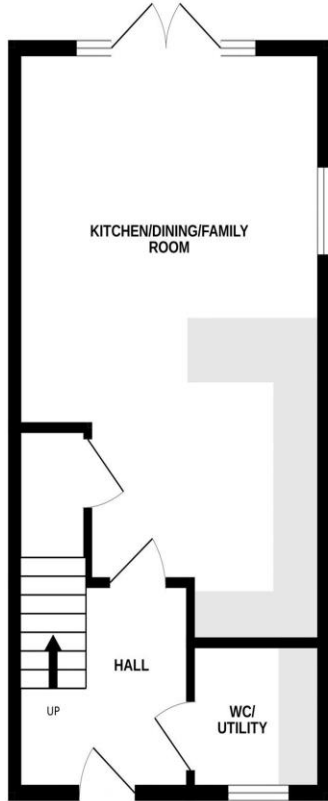
The property occupies a lovely position overlooking a green area to the front and having two allocated block paved parking spaces.

Outside - Rear

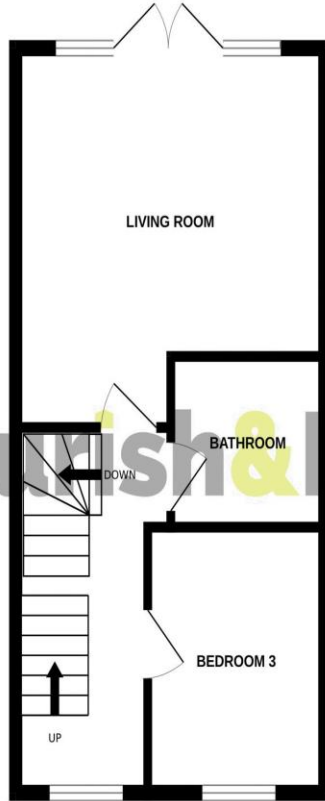
An enclosed rear garden having a side gate and featuring a lawn with gravelled edging and having two paved seating areas.



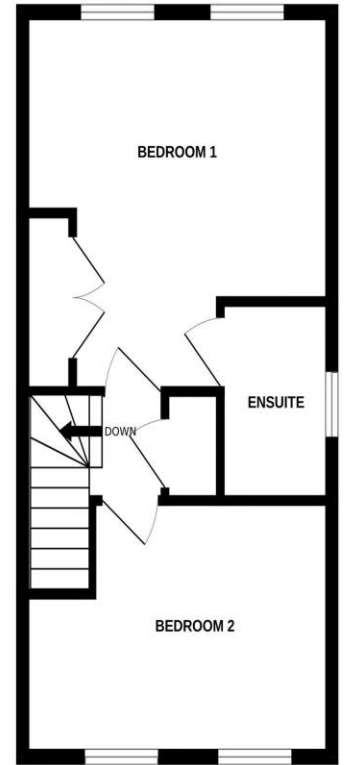
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating credit	(92+)		94
A	(81-91)	84	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Not 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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