



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

## Kingston Hill Stafford

Avon Rise Kingston Hill  
Stafford Staffordshire



***This three bedroom semi-detached home is sure to impress, and is located close to Stafford Town Centre's comprehensive range of shops & amenities,***

Situated in a very well regarded location, and on a well maintained plot with a block paved driveway, single garage and a good sized and private rear garden laid mainly to cut Indian stone for ease of maintenance. Internally, the accommodation comprises of a double glazed entrance porch, entrance hallway, large lounge diner, fitted kitchen and utility room. Meanwhile, to the first floor there are three bedrooms and a refitted contemporary style family shower room.

- Well Presented 3 Bed Semi-Detached House
- Private Rear Garden & Large Indian Stone Patio
- Desirable Location Close To Stafford Town Centre
- Good Sized Lounge Diner & Utility Room
- Block Paved Driveway & Single Garage
- Excellent Nearby Amenities & Commuter Links

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Porch

Being accessed through double glazed double doors and having tiled floor and glazed door leading to:

## Entrance Hall

Having tiled floor, radiator and stairs leading to the first floor landing.

## Lounge / Diner 23' 4" x 10' 11" (7.12m x 3.34m)

A spacious and light open plan lounge/diner comprising of a modern style fire surround with granite inset and hearth and coal effect gas fire. wood effect laminate floor, two radiators, double glazed window to the front elevation and a double glazed window and door leading to the private garden and cot stone patio.

## Kitchen 9' 6" x 7' 9" (2.89m x 2.37m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset one and a half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including an oven / grill, four ring gas hob with cooker hood over. Radiator, splashback tiling, double glazed window to the rear elevation and a door leading to:



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## **Utility Room** 10' 1" x 8' 2" (3.07m x 2.50m)

Having space and plumbing for appliances, tiled floor, window and door leading to the rear garden. a door leads to the garage.

## **First Floor Landing**

Having access to loft space and double glazed window to the side elevation.

## **Bedroom One** 12' 1" x 10' 11" (3.69m x 3.32m)

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

## **Bedroom Two** 9' 2" exc robes x 10' 10" (2.79m exc robes x 3.31m)

Having built-in storage cupboard, fitted wardrobes to one wall, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 9' 0" x 8' 2" (2.74m x 2.48m)

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

## **Family Shower Room** 5' 7" x 7' 10" (1.69m x 2.38m)

Having a contemporary style refitted suite including a tiled shower cubicle with mains shower, wash hand basin with drawers beneath and contemporary style chrome mixer tap and low level WC. Chrome towel radiator, wood effect floor, splash back tiling and dual aspect double glazed windows to the side and rear elevations.

## **Outside - Front**

The property is approached over a block paved driveway which leads to the garage and the front garden is mainly laid to gravel for ease of maintenance.

## **Garage** 16' 1" x 8' 4" (4.89m x 2.55m)

Having power, lighting, understairs storage space and an up and over door to the front elevation.

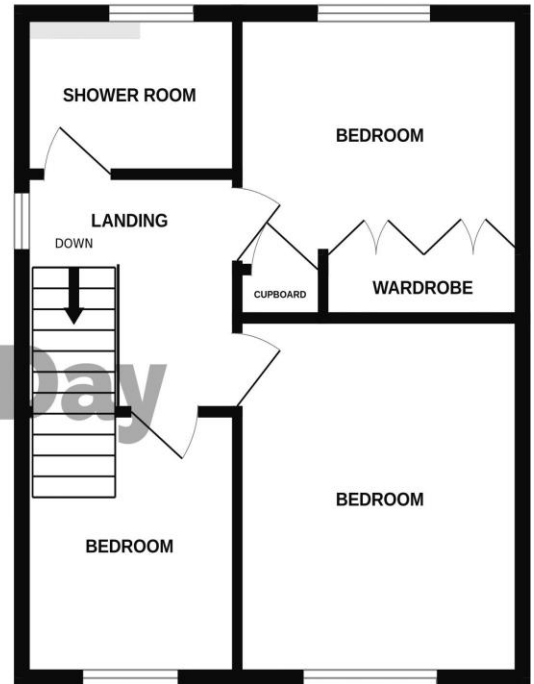
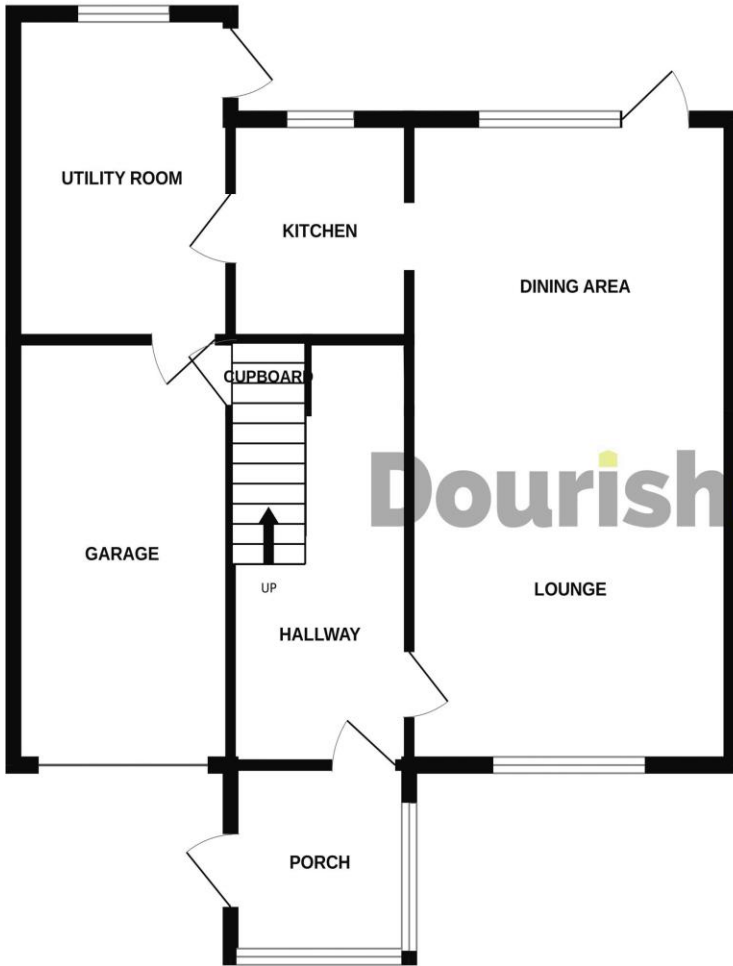
## **Outside - Rear**

The rear garden has been landscaped and is mainly cut Indian stone with gravelled areas. The garden shed and greenhouse are included in the sale.



1ST FLOOR

GROUND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating available	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
		71	85

England & Wales  
EU Directive 2002/91/EC  
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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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