



£459,995

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND:

Beaconside Stafford

Cardamina Parade Bertelin Fields Beaconside
Stafford Staffordshire



This exceptional detached family is situated just a short drive away from Stafford centre where you will find a wide range of high street shops, bars, and restaurants.

Connecting you to the rest of the midlands, you will find the M6 near, alongside the A34 which provides useful access to Stoke-on-Trent in the north and Birmingham & Wolverhampton to the south. The stunning layout features an entrance hallway, guest WC, lounge, dining room, study, open plan kitchen/diner and utility all on the ground floor. Whilst upstairs is where you will find the family bathroom and the four well-proportioned bedrooms with the master bedroom boasting its own en-suite shower room. The home will also have a superb sized driveway and a double detached garage.

- Luxurious Four Bedroom Detached Family Home
- Lounge & Dining Room
- Open-Plan Kitchen/Diner & Utility Room
- Study & Guest WC
- Family Bathroom & En-Suite Shower Room
- Double Detached 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

Being accessed through a double glazed composite entrance door and having a fitted door mat and herringbone patterned wood effect floor, useful storage cupboard, radiator and stairs leading to the first floor accommodation.

Guest WC 5' 5" x 2' 9" (1.66m x 0.85m)

Having a contemporary white suite which includes a pedestal wash basin with mixer tap. Herringbone wood effect flooring and radiator.

Study 6' 7" x 9' 7" (2.01m x 2.92m)

Having herringbone wood effect flooring, radiator and double glazed window to the side elevation.

Dining Room 11' 2" x 9' 7" (3.40m x 2.92m)

A dual aspect reception room having herringbone wood effect flooring, radiator and two double glazed windows.

Lounge 19' 2" x 11' 8" (5.85m x 3.55m)

A spacious, dual aspect reception room having two radiators and double glazed window to the front elevation and double glazed double doors giving views and access to the rear garden.



Family/Dining/Kitchen 13' 7" x 16' 6" (4.15m x 5.04m)

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. An extensive array of integrated appliances including an oven, four ring gas hob with cooker hood over, dishwasher and fridge/freezer. Herringbone wood effect flooring, radiator and two double glazed windows and double glazed double doors leading to the rear garden.



Utility Room 5' 3" x 5' 1" (1.61m x 1.56m)

Having a fitted work surface with appliances space beneath, herringbone wood effect flooring, wall mounted gas central heating boiler, radiator and double glazed window to the side elevation.

Bedroom One 13' 0" x 12' 8" (3.97m x 3.85m)

A generous sized main bedroom having a built-in cupboard, radiator and two double glazed windows.

En-Suite (Bedroom One) 4' 9" x 7' 0" (1.44m x 2.13m)

Having a contemporary white suite which includes a double tiled shower cubicle with fitted shower, pedestal wash basin with mixer tap and low level WC. Shaver point, tiled effect floor, radiator and double glazed window to the side elevation.



Bedroom Two 18' 7" x 9' 9" (5.67m x 2.97m)

A second double bedroom having a radiator and two double glazed windows.

Bedroom Three 9' 8" x 11' 9" (2.95m x 3.57m)

A third double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Four 11' 10" x 9' 2" (3.61m x 2.79m)

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



Family Bathroom 9' 9" x 7' 1" (2.98m x 2.16m)

Having a contemporary white suite which includes a panelled bath with mixer tap, separate tiled shower cubicle with mains shower, pedestal wash basin with mixer tap and low level WC. Tiled effect floor, radiator and double glazed window to the side elevation.

Outside Front

The property is approached over a double width driveway which provides ample offroad parking and the remainder of the garden is mainly laid to lawn.

Double Detached Garage

A double garage having two up and overs doors to the front elevation.

Outside - Rear

An enclosed rear garden being mainly laid to lawn with a paved seating area. Gated side access leads to the front drive.



Agents Note

Images and descriptions used in this marketing are not specifically representative of the property being sold but have been taken of a similar Barratt home on the development. All buyers are advised to make arrangements to view the specific property been sold to ascertain the internal finish.

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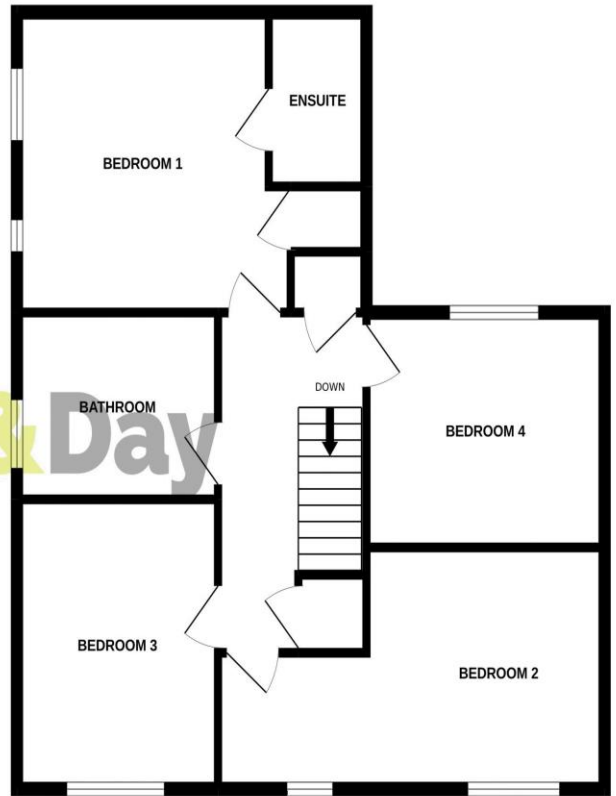
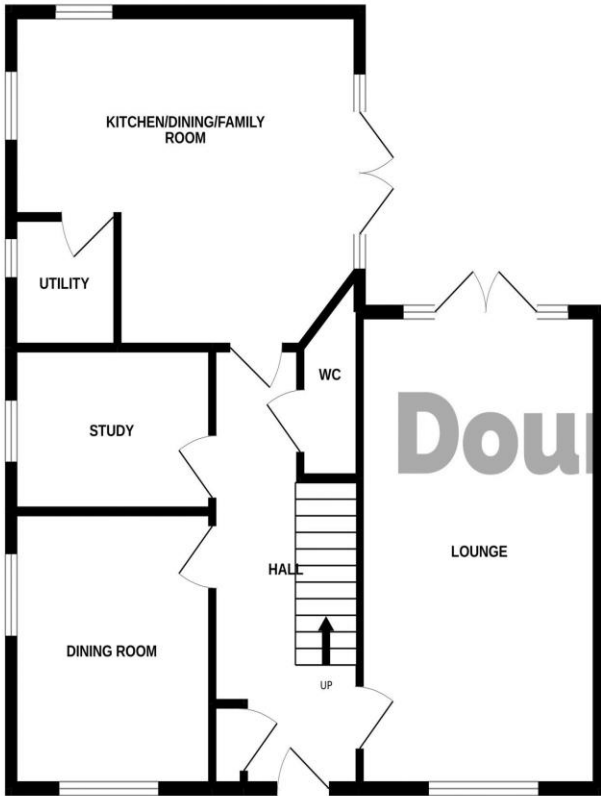
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GROUND FLOOR

1ST FLOOR



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 - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

TBC



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