



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

Marston Grange Stafford

Pasture Lane Marston Grange
Stafford Staffordshire



They say pastures new, well with this home it is virtually pastures brand new as this surprisingly spacious end terraced home is exactly that and offers well cared for accommodation which comprises entrance hall with guest WC. To the rear of the house, the lounge/diner overlooks the rear garden and in addition there is a modern kitchen with built-in appliances.

Upstairs there are three bedrooms with the master bedroom having built-in wardrobes and a lovely en-suite shower room. There is also a family bathroom. Outside there is a lawned front garden with side driveway and EV charging point and an enclosed rear garden which is designed for low maintenance and perfect for entertaining and relaxing. This home offers fabulous modern day living on the ever-popular Marston Grange, perfect for commuting via the motorway and local A roads and Stafford town centre is just a short ride away. Don't miss out on this almost new home, book your viewing straight away.

- Three Bedroom End Terrace Home
- Three Good Size Bedrooms With Ensuite To Master Bedroom
- Good Size Living/Dining Room & Kitchen
- Family Bathroom & Guest WC
- Driveway & Good Size Private Rear Garden
- Close To Stafford Town With Train Station & Close To M6

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 Hall

Being accessed through a double glazed entrance door with stairs leading to the first floor under stairs storage cupboard, tiled effect floor and radiator.

Guest WC 3' 5" x 6' 1" (1.03m x 1.86m)

Having a suite comprising of a pedestal wash basin with chrome mixer tap and splashback tiling and close coupled WC. Tiled effect floor and radiator.

Living / Dining Room 10' 6" x 15' 3" (3.20m x 4.66m)

Having a radiator and double glazed double doors giving views and access to the rear garden.

Kitchen 11' 5" x 10' 0" (3.47m x 3.05m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with mixer tap. Range of integrated cooking appliances including an oven, four ring gas hob and cooker hood over. Tiled effect floor, space for appliances, radiator and double glazed window to the front elevation.



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First Floor Landing

Having access to a boarded loft space.

Bedroom One 11' 1" x 9' 7" (3.38m x 2.93m)

A double bedroom having a built-in wardrobe with hanging rail, radiator and double glazed window to the front elevation.

Ensuite Shower Room 5' 8" x 5' 5" (1.72m x 1.64m)

Having a white suite comprising of a shower cubicle with electric shower and glazed screen, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled effect floor, radiator and double glazed window to the front elevation.



Bedroom Two 10' 5" x 8' 6" (3.17m x 2.58m)

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

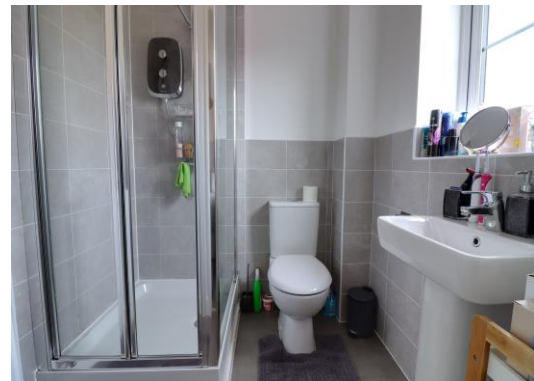


Bedroom Three 10' 6" x 6' 7" (3.20m x 2.00m)

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

Family Bathroom 6' 8" x 5' 8" (2.02m x 1.72m)

Having a white suite comprising of a panelled bath with main shower over and glazed screen and chrome taps, pedestal wash basin with chrome mixer tap and close coupled WC. Part tiled walls tiled effect floor and radiator.



Outside - Front

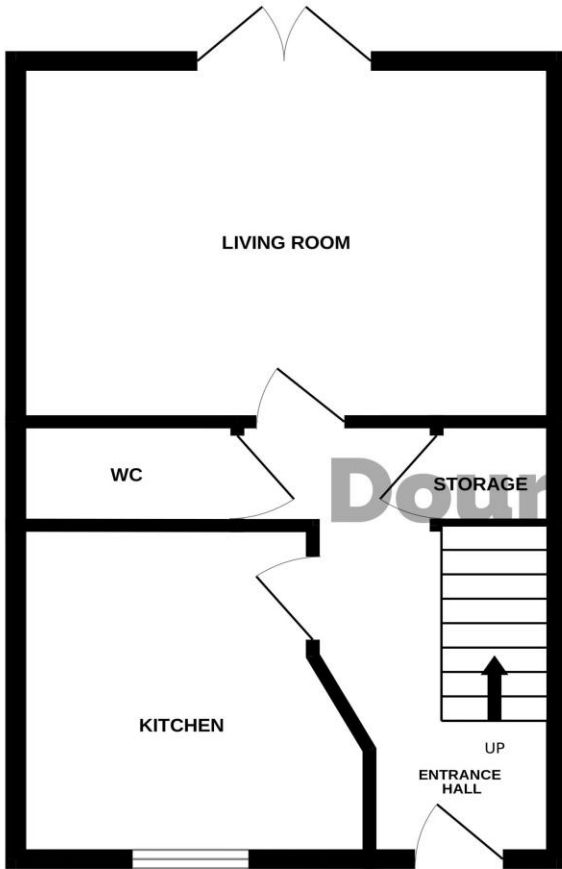
The property is approached over a driveway which provides parking for two cars with an EV charging point and the remainder of the garden is laid to lawn with a planting bed area and maturing shrubs. The driveway also leads to the main entrance door and a wooden gate leads to:

Outside - Rear

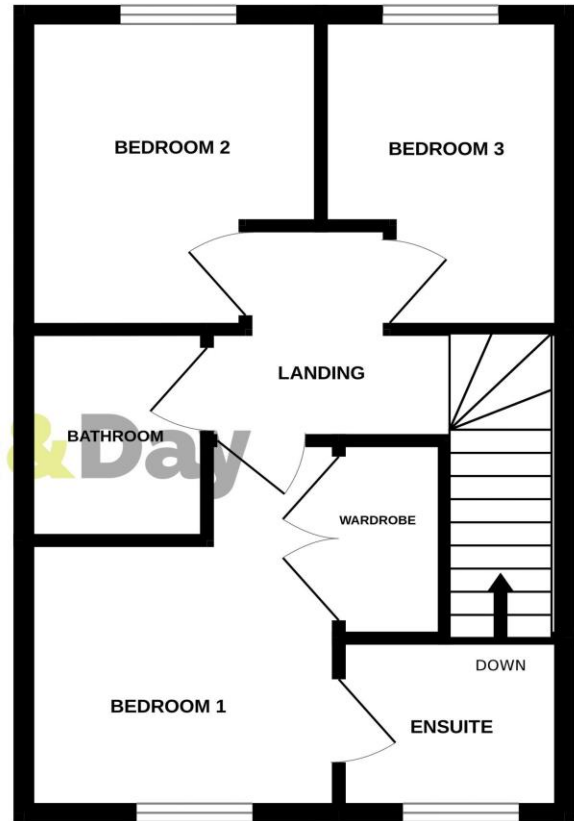
Having a large lawned garden which is enclosed by panel fencing and a small paved patio and pathway.



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+)		96
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - higher running costs		84	

England & Wales
EU Directive 2002/91/EC
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