





Offers Over £365,000

 **TENURE: Freehold**

 **EPC RATING: B**

 **COUNCIL TAX BAND: D**

Stafford

Rickerscote Road
Stafford



Nestled on the edge of Forest Drive, this home mirrors the Birch tree's grace and resilience. Embodying both strength and sophistication, it boasts meticulous design and ample space. The open layout seamlessly merges the family/dining/kitchen areas, featuring a lavish bespoke kitchen overlooking a landscaped garden. A separate lounge with a bay window adds charm, complemented by a downstairs WC and Utility for convenience. Upstairs, a spacious landing leads to four double bedrooms, including a master suite with an ensuite. The beautifully tiled family bathroom includes a shower over the bath. Crafted by renowned developers of small, exclusive communities, this detached house includes a driveway and a rear garage with an electrically operated door. This property harmonizes nature's beauty and resilience, offering an elegant yet enduring haven for the family.

- Executive Detached Family Home
- Lounge, Utility & Guest WC
- Lavish Bespoke Kitchen/Dining/Family Room
- Four double bedrooms, En-Suite & Family Bathroom
- Landscaped Rear Garden
- Driveway & Garage

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01785 223344

hello@dourishandday.co.uk



Storm Porch

Double glazed entrance door to:

Entrance Hallway

A bright welcoming hallway having tiled flooring a radiator and understands cupboard.

Guest Cloaks / WC 4' 0" x 4' 0" (1.23m x 1.23m)

Fitted with a contemporary white suite comprising: Wall mounted wash hand basin with tiled splash backs, WC, recess spotlighting and heated chrome towel rail, tiled flooring and a double glazed window to the front elevation.

Lounge 19' 6" into bay x 11' 7" (5.95m into bay x 3.54m)

A bright spacious reception room featuring a bespoke wall display unit and connected tv unit with tv bracket and tv mount, a radiator and double glazed walk-in bay window to the front elevation.

Kitchen, Dining & Family Area 13' 1" x 21' 0" (3.99m x 6.40m)

A stunning open plan room fitted with a bespoke handcrafted kitchen which features high quality range of soft close kitchen units with matching peninsular island and complimenting worksurfaces which incorporates a one and a half bowl sink drainer unit with boiling water tap over. There is also an array of integrated appliances which includes a AEG steam oven, AEG compact steam oven, Lamona microwave, AEG induction hob with a



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contemporary AEG island cooker hood, AEG warming drawer, dishwasher and Samsung American style fridge/freezer. The room is also has two radiators, recess spotlights, double glazed windows and double glazed French doors to the rear garden.

Utility 5' 3" x 4' 9" (1.60m x 1.44m)

Fitted work surfaces with single drainer sink unit and mixer taps. Double base unit beneath, space for washing machine and wall mounted gas boiler. Radiator, recess spotlights and double glazed door to the side elevation.

First Floor Landing

Radiator, double glazed window to the side elevation and airing cupboard.

Master Bedroom 11' 1" x 11' 1" (3.38m x 3.37m)

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

Ensuite Shower Room 7' 7" x 4' 3" (2.30m x 1.30m)

Double shower cubicle with fitted shower, wash hand basin and WC. Complimentary part tiled walls and matching tiled floor, heated towel rail, recessed spotlights and double glazed window to the side elevation.

Bedroom Two 10' 0" x 9' 8" (3.05m x 2.95m)

Radiator and double glazed window to the rear elevation.

Bedroom Three 10' 0" x 9' 9" (3.05m x 2.96m)

Radiator, wardrobe recess and double glazed window to the rear elevation.

Bedroom Four 9' 3" x 11' 1" (2.83m x 3.37m)

Radiator and double glazed window to the front elevation.

Family Bathroom 7' 7" x 5' 7" (2.31m x 1.71m)

White suite comprising: Panelled bath with shower over and glazed screen, wash hand basin and WC. Complimentary tiled floor and matching part tiled walls, heated towel rail and a double glazed window to the side elevation.

Outside - Front

A well stocked planted front garden with a pathway leading to the main entrance door of the house. In addition there is a further planted side garden to the property with gated side access into the rear garden.

Outside Rear

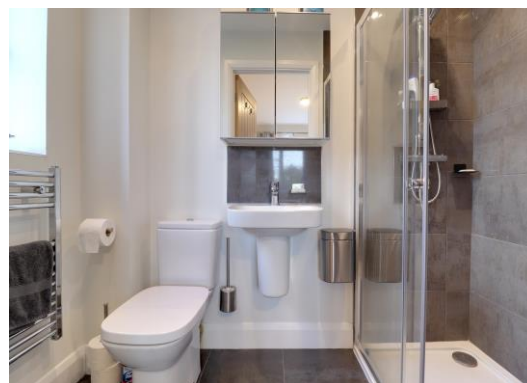
An individually designed landscaped garden offering a good degree of privacy and featuring a lovely sized paved seating area which in-turn leads onto an ornamental gravelled garden with stepping stones leading up to a slightly elevated decked entertaining corner. There is also sleeper raised planting beds which house a variety of small plants.

Garage

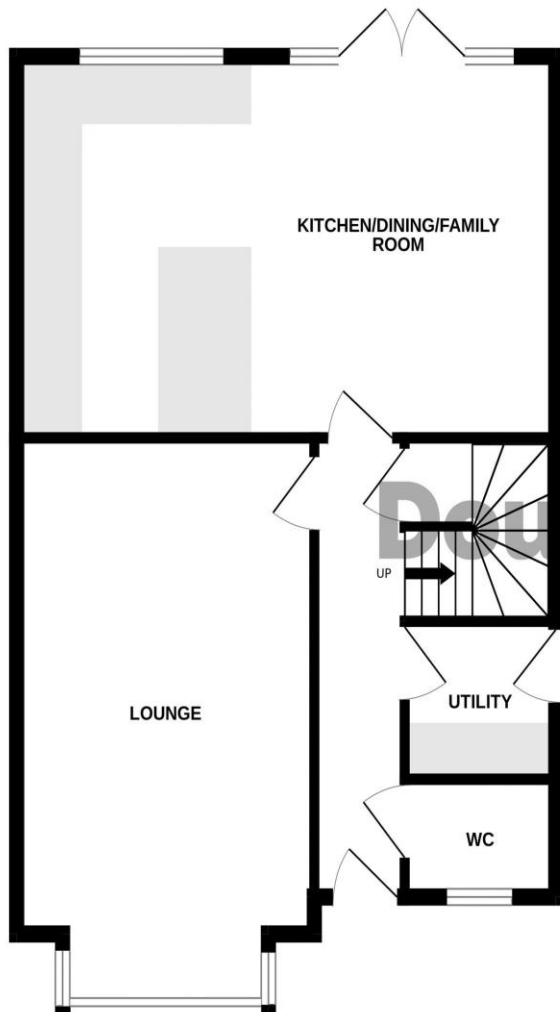
Being located directly behind the house and having a driveway providing off-road parking the garage has an electric up and over garage door and if fitted with two plywood wall units, a worktop with unit below and a loft ladder.

Agents Note

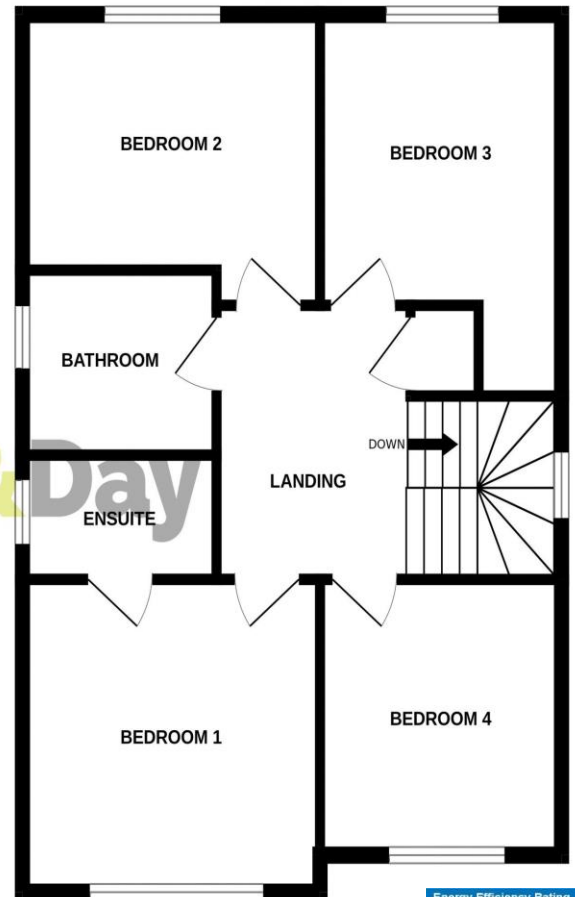
The Solar cells, Givenergy Hybrid inverter, Givenergy 9.5kWh battery are subject to separate negotiation and will be taken if not required.



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
<div> <div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(43-54) E</div> <div>(31-42) F</div> <div>(13-30) G</div> <div>Not energy efficient - higher running costs</div> </div>		85	94
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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