



£340,000

KEY TENURE: Freehold

≡ EPC RATING: C

£ COUNCIL TAX BAND: D

Weston Stafford

Salt Works Lane Weston
Stafford Staffordshire



Nestled within the charming and highly desirable village of Weston, this property is ideally situated on the historic Saltworks, offering proximity to picturesque countryside and canal trails.

The home itself is characterised by a contemporary and impeccable interior. On the ground floor, you'll find an entrance hall with a guest WC, a spacious living room, conservatory, dining room, and a modern, well-appointed kitchen/breakfast room. Venturing to the upper floor, you'll discover the family bathroom along with three generously sized bedrooms. The master bedroom is a standout feature, featuring its own en-suite shower room. Beyond the interior, this property enjoys a enviable position, featuring a double-width tarmac driveway, a single integral garage, and a delightful, mature, enclosed garden.

- Modern & Well Presented Detached House
- Living Room, Dining Room & Conservatory
- Modern Fitted Kitchen/Breakfast Room
- Three Well Proportioned Bedrooms
- Family Bathroom, En-Suite Shower Room & Guest WC
- Driveway, Garage & Enclosed Rear Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed composite entrance door, and featuring wood effect flooring, a radiator, stairs off, rising to the First Floor Landing & accommodation, and internal door(s) off, providing access to;

Guest WC 3' 5" x 8' 5" (1.04m x 2.57m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with ceramic splashback tiling. The room also benefits from having ceramic tiled flooring, and a radiator.

Dining Room 10' 1" x 8' 5" (3.08m x 2.57m)

Having a double glazed window to the front elevation, wood effect flooring, and a radiator.

Living Room 14' 4" x 10' 5" (4.38m x 3.17m)

A bright & spacious reception room, that features an electric fire set within a elegant surround & matching hearth, a radiator, and double glazed double doors opening out into the Conservatory.

Conservatory 9' 9" x 9' 3" (2.98m x 2.81m)

A brick based double glazed conservatory, with a door leading out to the garden, and having ceramic tiled flooring.



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Kitchen/Breakfast Room 9' 10" x 9' 9" (3.0m x 2.98m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset sink with drainer & mixer tap, and integrated appliances which include an oven, hob with hood above, and a dishwasher. The room also benefits from having a vertical wall mounted radiator, ceramic tiled flooring, a double glazed window to the rear elevation, and a double glazed composite side door.



First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, an airing cupboard & radiator, and internal door(s) off, providing access to;

Bedroom One 12' 3" x 10' 4" (3.73m x 3.15m) (maximum measurements)

A double bedroom, having a built-in wardrobe, a radiator, a double glazed window to the front elevation, and further internal door leading into the En-suite shower room.



En-suite (Bedroom One) 6' 9" x 4' 11" (2.05m x 1.51m)

Fitted with a contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin, and a tiled shower cubicle housing an electric shower. The room also benefits from having an electrical shaver socket, ceramic tiled flooring, a heated chrome towel rail, and a double glazed window to the front elevation.

Bedroom Two 8' 10" x 10' 7" (2.70m x 3.22m)

A second double bedroom, having a built-in wardrobe, wood effect flooring, a radiator, and a double glazed window to the rear elevation.



Bedroom Three 9' 11" x 7' 11" (3.02m x 2.41m)

A smaller double bedroom, having wood effect flooring, a radiator, and a double glazed window to the rear elevation.

Family Bathroom 6' 9" x 8' 10" (2.07m x 2.70m) (maximum measurements)

Fitted with a white suite which consists of a low-level WC, a pedestal wash hand basin & panelled bath. The room also benefits from having ceramic tiled flooring, a radiator, and a double glazed window to the front elevation.

Outside Front

The property is approached over a double width tarmac driveway allowing for off-street parking, and also having a lawned front garden area.

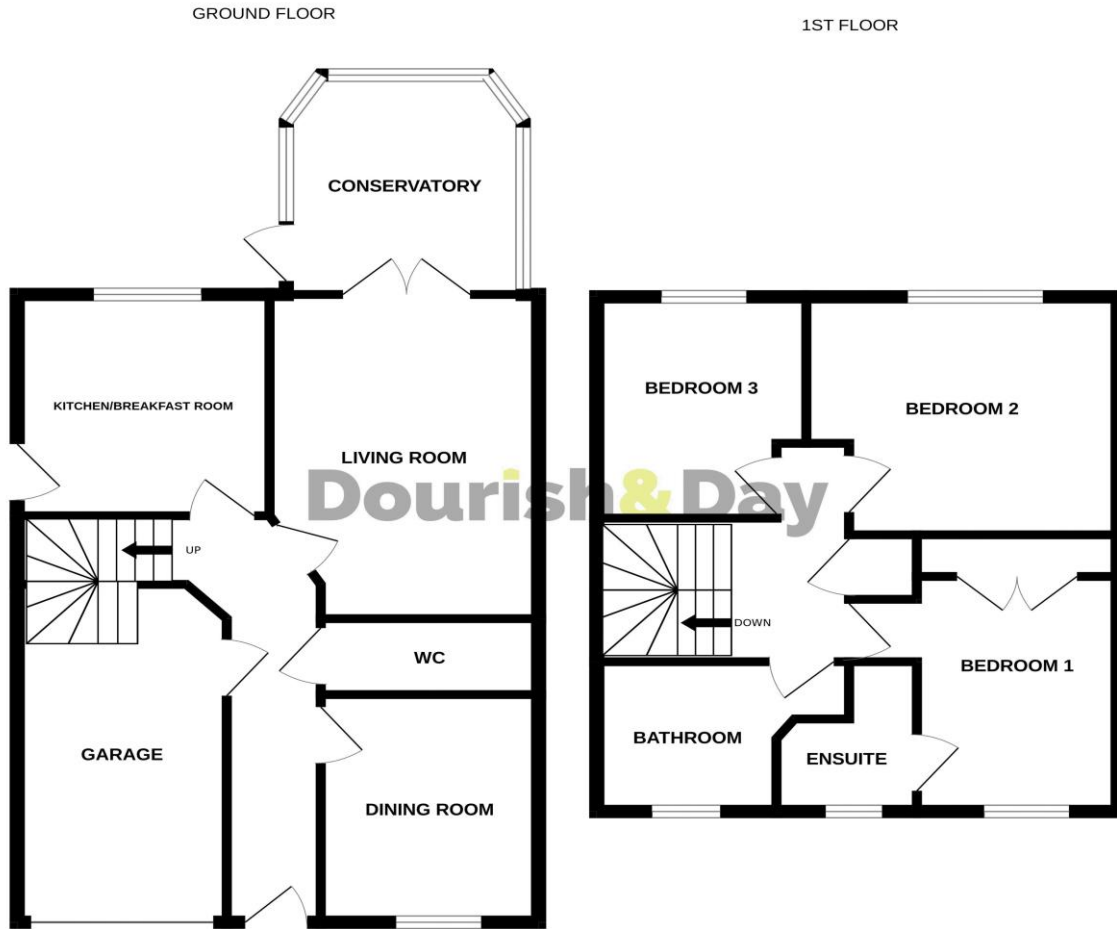
Garage 15' 4" x 8' 1" (4.68m x 2.47m) (maximum measurements)

Access through an up and over garage door, with an internal door leading through into the Entrance Hallway, and benefiting from having both power & lighting installed. The garage also houses a wall mounted gas central heating boiler.



Outside Rear

An enclosed & well-kept garden that features a paved seating area, and a lawn with planting beds.



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+) | | |
| A | (81-91) | | |
| B | (69-80) | | |
| C | (55-68) | | |
| D | (39-54) | | |
| E | (29-38) | | |
| F | (17-28) | | |
| G | (1-16) | | |
| Less energy efficient - higher running costs | | | |
| | | 73 | 83 |

England & Wales EU Directive 2002/91/EC
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