



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Stafford

Kingsley Road
Stafford Staffordshire



This superb, extended 1930's home really does tick all the boxes as well as being situated in a desirable and convenient location, close to Stafford Town Centre, local amenities, schooling and excellent commuter links. If you're looking for a traditional bay fronted property with a private and generous sized garden, ample parking and bursting with character then look no further.

Internally, the accommodation comprises of an entrance hallway, living room, spacious sitting/ dining room, conservatory with double doors leading to the rear garden and fitted kitchen. To the first floor there are three good sized bedrooms with bedroom one having a En-suite shower room and a family bathroom. Externally there is ample off road parking, detached garage and a large rear garden. Properties like these are hard to find and don't often stay on the market for long so call us today to arrange your viewing appointment.

- Extended 1930's Bay Front Detached Family Home
- Spacious Living Room & Conservatory
- Kitchen & Sitting/ Dining Room
- Family Bathroom & Ensuite To Master Bedroom
- Driveway & Large Private Rear Garden & Garage
- Close To Stafford's Town & Mainline Train Station

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 Porch

Accessed through an arched porch with a double glazed entrance door & side panels to the front elevation, and having tiled flooring, and a further original feature entrance door with stained glass & lead detail which leads into the entrance hallway.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with a useful understairs storage cupboard with houses a wall mounted gas central heating boiler. There is also a double glazed window to the side elevation, and a radiator.

Living Room 13' 1" x 12' 2" (3.99m x 3.72m) measured into bay window recess

A spacious & light reception room, featuring a walk-in double glazed bay window to the front elevation. There is also a feature marble fire surround with matching hearth housing an inset gas fire, and a radiator.

Dining Room 18' 4" x 10' 11" (5.59m x 3.34m)

A second spacious & light dining/sitting room featuring double glazed bi-folding doors to the rear elevation which provide access into the adjoining conservatory. The dining room is accessed via glazed internal double doors from the living room, and there is a decorative timber fire surround with an inset electric fire set on a marble hearth, and a radiator.

Conservatory 14' 0" x 11' 3" (4.27m x 3.43m)

A spacious brick based double glazed conservatory with windows to the surrounds providing views of the private rear garden, and double glazed French doors leading out to the garden. The conservatory also benefits from having an insulated roof with



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inset downlighting throughout, a further two skylight windows, and tiled flooring throughout.

Kitchen 13' 0" x 7' 4" (3.95m x 2.23m)

Fitted with a modern range of high gloss wall, base & drawer units with contrasting fitted work surfaces over and incorporating an inset stainless steel 1.5 bowl sink with drainer & chrome mixer tap over. Integrated/fitted appliances include a 4-ring gas hob with an extractor hood over, and an integrated electric oven/grill, whilst offering space(s) for further under-counter kitchen appliance(s). The kitchen also benefits from ceramic splashback tiling to the walls, wood effect flooring, radiator, a double glazed window to the rear elevation, and a double glazed door to the side elevation.

First Floor Landing

Having a double glazed window to the side elevation, access to the loft space, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 18' 7" x 14' 3" (5.67m x 4.34m)

A very spacious double bedroom which features L-shaped fitted wardrobes. There is a double glazed window to the rear elevation, a radiator, and a further internal door leads into the En-suite.

En-suite (Bedroom One) 6' 4" x 3' 9" (1.94m x 1.14m)

Fitted with a white suite, which comprises of a walk-in tiled shower cubicle with mains shower, a pedestal wash basin with chrome mixer tap over, and a low-level WC. In addition, the En-suite has a radiator, tiled walls, and a double glazed window to the side elevation.

Bedroom Two 11' 0" x 14' 1" (3.35m x 4.28m) measured into bay window recess

A second double bedroom, again featuring L-shaped fitted wardrobes. The bedroom also features a walk-in bay window to the front elevation, and has a radiator.

Bedroom Three 7' 7" x 7' 1" (2.32m x 2.17m)

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

Bathroom 7' 3" x 7' 0" (2.21m x 2.14m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, a panelled bath with chrome mixer tap, and a separate walk-in shower cubicle. The bathroom also benefits from having tiled walls, wood effect flooring, a towel radiator, a built-in storage cupboard, and a double glazed window to the side elevation.

Outside Front

The property is approached over a large block paved driveway with a decorative gravelled border, and provides ample off-street vehicle parking, and access to the main entrance door to the front elevation & continues to one side of the property leading to a detached garage towards the rear.

Garage 18' 4" x 8' 8" (5.58m x 2.63m)

Having an up and over garage door to the front elevation, and a double glazed window & door to the rear elevation. The garage also benefits from having both power & lighting installed.

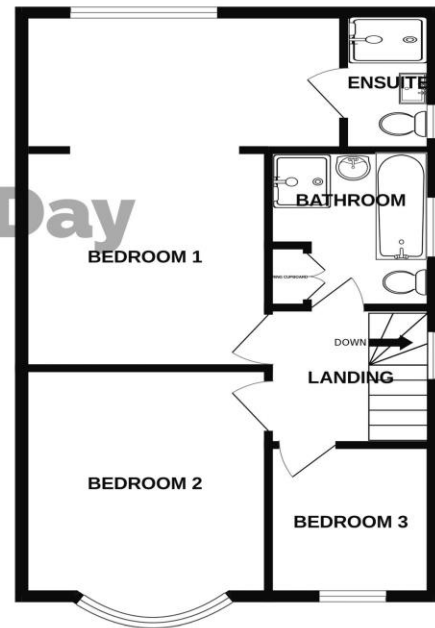
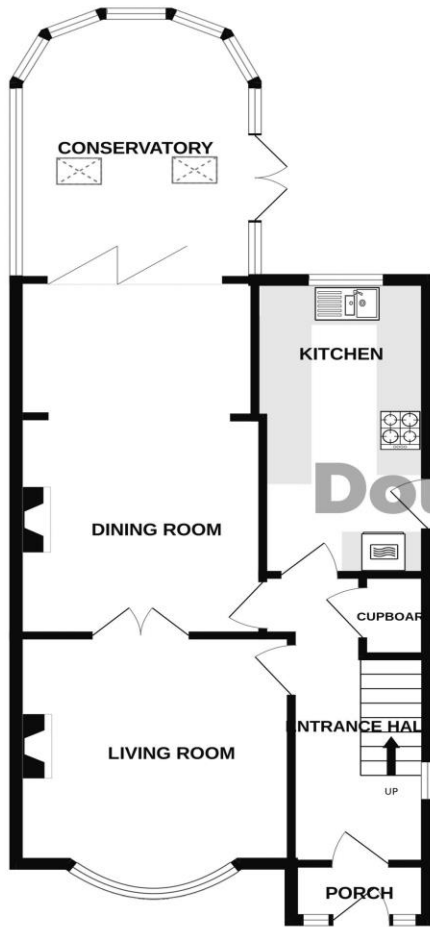
Outside Rear

A private & enclosed rear garden featuring a paved outdoor seating area with steps rising to a further paved seating area. There is a lawned garden area with a variety of established plants shrubs & flowers to the borders. The garden includes a garden shed, and is enclosed by part-panelled timber fencing & part-hedging.



GROUND FLOOR

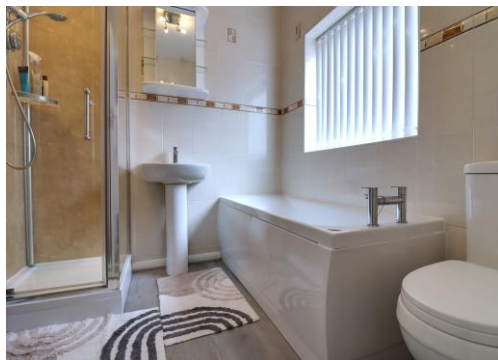
1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
38-54	E		
21-38	F		
1-20	G		

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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