



£330,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: D

Castle House Gardens Stafford

Edmund Avenue Castle House Gardens
Stafford Staffordshire



A good sized four bedroom detached family home with a spacious and private rear garden, situated at the end of a small and well regarded cul-de-sac, close to Stafford Town Centres comprehensive range of shops, amenities and mainline railway station for the daily commuter. Internally comprising of an entrance hallway, living room, dining room, refitted kitchen, utility room and guest W.C. To the first floor there are four bedrooms, en-suite shower room and a family bathroom. Externally the property has a driveway, single garage, good sized private rear garden and a large summer house with power and lighting. This property is being offered with No Upward Chain.

- Four Bedroom Detached Family Home
- Living Room, Dining Room & Utility Room
- Guest W.C, En-Suite & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Desirable & Convenient Location Close To Town
- No Onward Chain

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Entrance Hall

Being accessed through a double glazed composite entrance door and having stairs leading to the first floor landing.

Lounge 15' 11" into bay x 13' 8" (4.84m into bay x 4.16m)

A spacious lounge having two radiator and double glazed walk-in bay window to the front elevation.

Dining Room 10' 4" x 9' 1" (3.16m x 2.76m)

Having a radiator and double glazed sliding doors to the private rear garden and paved seating area.

Kitchen 10' 4" x 9' 2" (3.14m x 2.80m)

A refitted kitchen having a range on contemporary units extending to base and eye level with wood effect work surfaces with inset one and a half bowl stainless steel sink drainer with mixer tap. Range of integrated appliances including an oven/grill, four ring gas hob with cooker hood over and space for fridge/freezer. Radiator, spacious under stairs storage cupboard, splash back tiling, parquet patterned wood effect flooring and double glazed window to the rear elevation.

Utility Room 5' 9" x 6' 6" (1.76m x 1.99m)

Having wood effect work surfaces with inset stainless steel sink drainer and contemporary style chrome mixer tap and base unit beneath. Appliance space,



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radiator, splashback tiling, double glazed window to the rear elevation and double glazed door to the side elevation.

Guest WC

Having a suite comprising of a corner wash hand basin with mixer tap and splashback tiling and low level WC. Radiator and double glazed window to the side elevation.

First Floor Landing

Having coving, access to loft space and airing cupboard with a wall mounted gas central heating boiler.

Bedroom One 12' 9" x 11' 1" (3.89m x 3.38m)

A generous sized main bedroom with fitted wardrobes having mirror sliding doors, radiator and double glazed window to the front elevation.

Ensuite Shower Room

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

Bedroom Two 10' 11" x 8' 5" (3.34m x 2.57m)

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

Bedroom Three 8' 3" x 8' 2" (2.51m x 2.50m)

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

Bedroom Four 8' 4" max x 10' 1" (2.55m max x 3.07m)

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

Family Bathroom

Having a suite which includes a panelled bath with mixer shower attachment, pedestal wash hand basin and low level WC. Shaver point, tiled walls, radiator and double glazed window to the rear elevation.

Outside - Front

The property sits at the end of a small cul de sac and is approached over a tarmac drive with a lawned front garden. The drive leads to:

Garage 16' 2" x 8' 2" (4.92m x 2.48m)

Having power, lighting, up and over door to the front and internal door to the kitchen.

Outside - Rear

Being accessed from the front through a secure side gate, the private rear garden includes a substantial paved seating area overlooking the remainder of the garden being mainly laid to lawn with deep beds and a further paved seating area at the bottom of the garden.

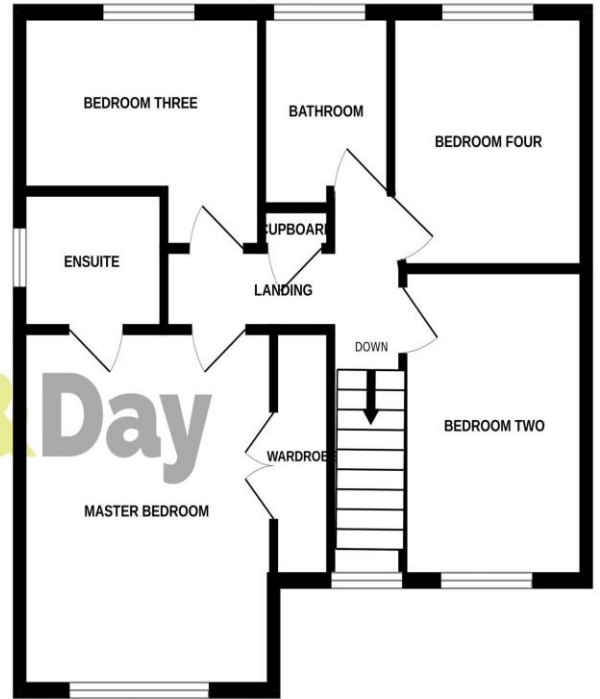
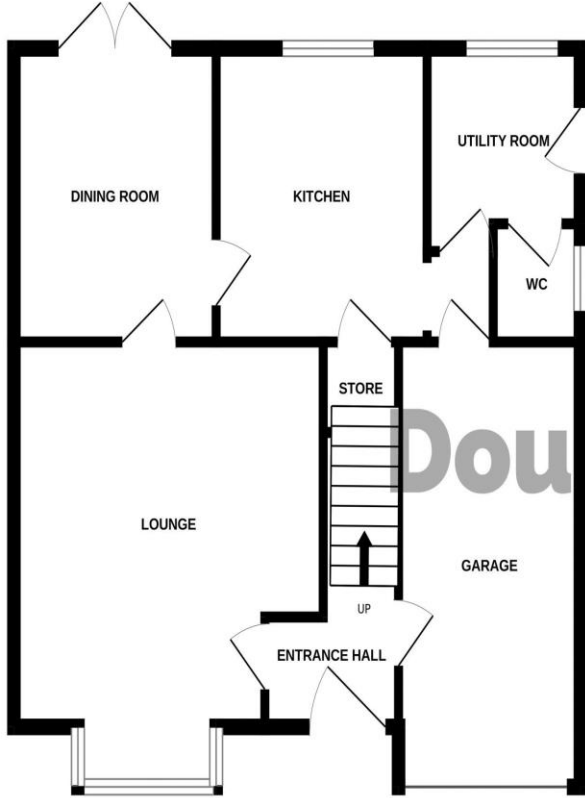
Summerhouse 7' 4" x 10' 3" (2.23m x 3.13m)

Being accessed through double doors the summerhouse which is located on a decked eating area and has power, lighting and wall mounted heater. There is a double glazed window to the front elevation.



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
(82+)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(15-28)	F		
(1-14)	G		
		71	83

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