



£240,000

🔑 TENURE: Freehold

☰ EPC RATING:

£ COUNCIL TAX BAND: C

## Western Downs Stafford

Thames Way Western Downs  
Stafford Staffordshire



***Set off on a voyage along the Thames this year and dock at this charming, detached house nestled in an idyllic location, close to amenities, Stafford Castle, and just a short drive from Stafford Town Centre and the mainline Railway Station.***

What more could you ask for? Inside, you'll discover an entrance hallway, a living room, a modern kitchen/breakfast room, a conservatory, utility room, and a guest WC. Upstairs, three bedrooms and a stylish family bathroom await. Outside, the property boasts a driveway, garage, and a beautifully kept rear garden.

- Detached House In Prime Location
- Close To Amenities & Stafford Castle
- Modern Interior, Three Bedrooms, Family Bathroom
- Living Room, Fitted Breakfast/Kitchen, Conservatory
- Driveway, Garage, Rear Garden
- Easy Access To Stafford Town Centre

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

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

## Living Room 14' 3" x 11' 9" (4.35m x 3.58m)

A spacious reception room having an electric fire set within a decorative contemporary surround, radiator and double glazed bow window to the front elevation.

## Kitchen / Breakfast Room 9' 11" x 14' 9" (3.01m x 4.50m)

Having a range of contemporary range of units extending to base and eye level with wooden work surfaces having a sunken sink and mixer tap. There is an array of integrated appliances including an oven, hob with cooker hood over, dishwasher and fridge/freezer. Recessed downlights, tiled floor, useful storage cupboard, radiator and double glazed window to the rear elevation.

## Conservatory 8' 2" x 9' 0" (2.49m x 2.75m)

Of brick base construction having double doors and windows having views and access to the rear garden, tiled floor and radiator.



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## Utility Room 5' 11" x 6' 11" (1.81m x 2.10m)

Having a range of units extending to base and eye level and fitted work surfaces with appliance space beneath. Wall mounted gas central heating boiler, radiator and double glazed double doors giving views and access to the rear garden.

## Guest WC 3' 10" x 3' 8" (1.18m x 1.12m)

Having a suite comprising of wash hand basin and low level WC and tiled floor.

## First Floor Landing

With double glazed window to the side elevation.

## Bedroom One 8' 8" x 12' 5" (2.64m x 3.78m)

A double bedroom having built-in double wardrobe, airing cupboard, radiator and two double glazed windows to the front elevation.

## Bedroom Two 9' 11" x 6' 11" (3.03m x 2.11m)

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

## Bedroom Three 7' 0" x 7' 8" (2.13m x 2.34m)

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

## Family Bathroom 5' 3" x 8' 6" (1.60m x 2.60m)

Having a contemporary suite including a panelled bath with mixer tap and electric shower over, vanity style wash hand basin with mixer tap and low level WC. Heated towel radiator and recessed downlights.

## Outside - Front

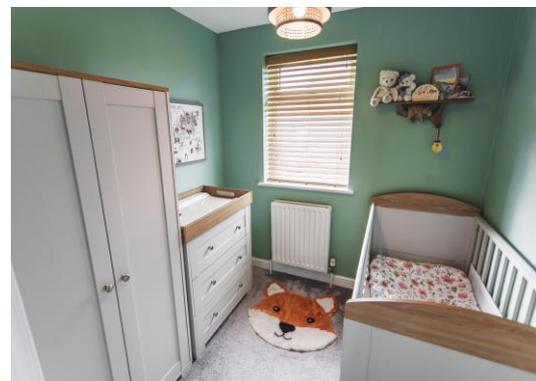
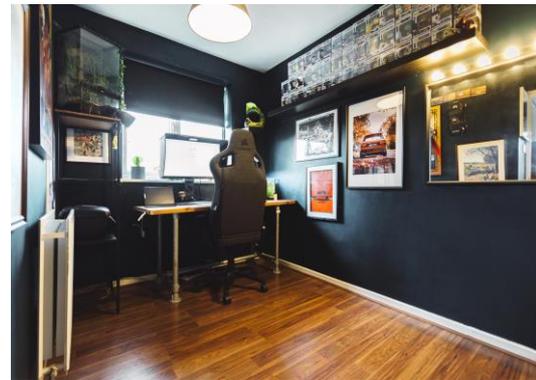
The property is approached over a large tarmac driveway providing off-road parking and giving access to the main entrance door and leading to:

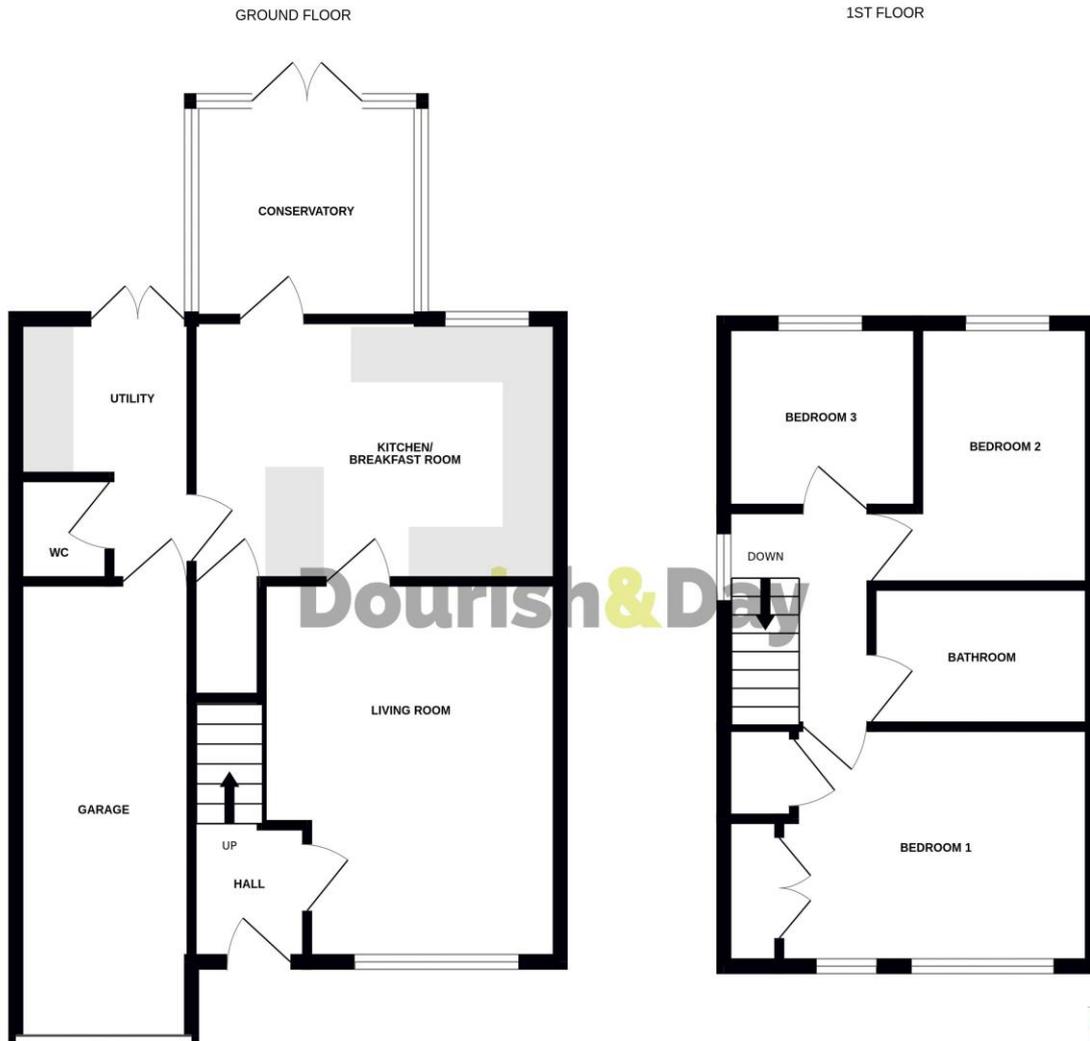
## Garage 17' 4" x 7' 9" (5.29m x 2.36m)

Having an up and over door to the front, internal door leading to the utility and also having power, lighting and water.

## Outside - Rear

An enclosed rear garden having a lawned area with planting beds and paved seating area.





Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC

England, Scotland & Wales

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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