



£265,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Wildwood Stafford

Silverthorn Way Wildwood  
Stafford Staffordshire



**Welcome to your future haven on Silverthorn Way, where worries are banished and bright days await. This link-detached abode promises not a single thorn in your side, just endless possibilities under clear skies. Nestled in the sought-after Wildwood area, this three-bedroom gem beckons with its spacious interiors and delightful features.**

Step inside to discover two inviting reception rooms, bathed in natural light, complemented by a charming conservatory offering tranquil garden views. The well-appointed kitchen and convenient wet room downstairs cater to modern living, while upstairs, a luxurious bathroom awaits. Outside, a block-paved driveway leads to an attached tandem garage, complete with a utility area. The rear garden, thoughtfully designed for low maintenance, provides the perfect backdrop for outdoor enjoyment. Don't let this opportunity

- Three Bedroom Link Detached House
- Lounge & Dining Room
- Lovely Conservatory Onto The Rear Garden
- Fitted Kitchen With Integral Oven
- Block Paved Drive & Tandem Garage
- Private Rear Garden

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 UPVC entrance door with double glazed side panel and having a radiator and stairs to first floor.

## Lounge 13' 3" x 12' 10" (4.05m x 3.90m)

Wooden fire surround with marble effect hearth and insert and coal effect gas fire, radiator and double glazed bow window to front.

## Dining Room 10' 10" x 8' 4" (3.30m x 2.55m)

Radiator and sliding patio doors to:

## Conservatory 9' 4" x 8' 3" (2.85m x 2.52m)

Dwarf brick wall construction with double glazed windows and door leading to the rear garden and also having a radiator.

## Kitchen 10' 10" x 7' 2" (3.29m x 2.19m)

Fitted work surfaces extending to three sides with inset single drainer sink unit and mixer taps. Range of units extending to base and eye level, built in double oven, electric hob with cooker hood over. Space for fridge, tiled floor, tiled splash backs, radiator, under stairs pantry and double glazed window.



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## Lobby

Giving access to a wet room & garage/workshop.

## Wetroom 6' 2" x 5' 0" (1.88m x 1.52m)

Having a white suite which comprises of a mains shower, pedestal wash and basin with chrome mixer taps, splashback walls and a radiator. AGENTS NOTE - We understand that the wetroom has been built as a temporary measure and can be converted back into the garage if you wish to do so.

## Landing

Having airing cupboard, double glazed window to side and access to the loft space via a loft ladder and the loft area houses the gas boiler and has lighting.

## Bedroom 1 9' 11" x 12' 6" (3.01m x 3.81m)

Radiator and double glazed window

## Bedroom 2 12' 0" x 7' 11" (3.66m x 2.41m)

Radiator and double glazed window.

## Bedroom 3 9' 5" x 5' 11" (2.88m x 1.81m)

Radiator and double glazed window.

## Bathroom 5' 6" x 7' 10" (1.67m x 2.38m)

Having a white suite comprising of panelled bath with shower over, pedestal wash hand basin and WC. Tiled walls, radiator and two double glazed windows.

## Outside - Front

The drive is block paved and provides off road parking with gravelled beds having shrubs. The drives leads to:

## Front Garage

A split garage having an up & over door making useful storage space.

## Rear Garage 15' 10" x 8' 4" (4.82m x 2.53m)

Accessed from the lobby leading into a useful garage/workshop which comprises of fitted work surfaces with spaces for washing machine, dishwasher and dryer beneath. Double glazed window and double glazed door to the rear garden and also having power and lighting.

## Outside - Rear

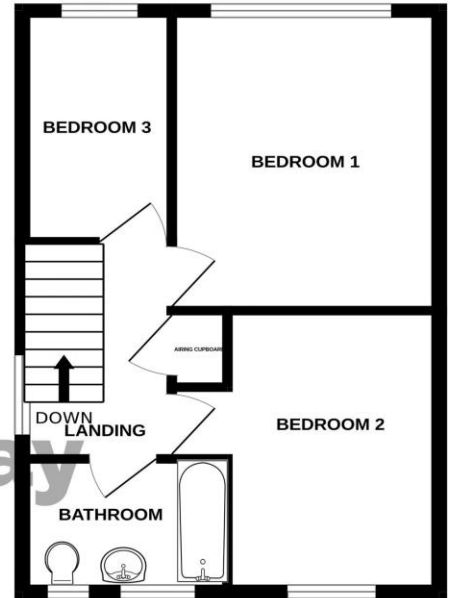
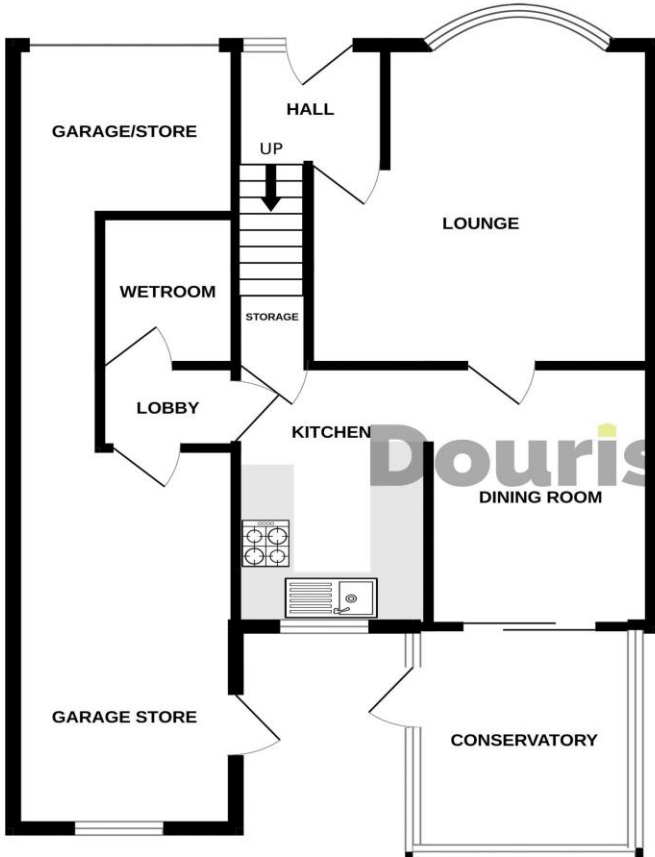
The low maintenance rear garden includes a paved patio area which over looks the remainder of the garden being mainly graveled with surrounding beds containing a variety of plants and shrubs and trees. The garden is enclosed by panel fencing.





GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating cost	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		58
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
EU energy efficient - Higher rating costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu

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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