



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: C

St. Marys Gate Stafford

Avondale Circle St. Marys Gate
Stafford Staffordshire



Your Dream Home Awaits! Step into this exquisite two-bedroom home, guaranteed to brighten your day from the moment you cross the threshold. Immaculately presented throughout, it's a testament to its current owners who have crafted a truly remarkable space that we're confident you'll fall in love with instantly!

Boasting generous living spaces and the convenience of two designated parking spots. Outside, a beautifully landscaped garden with artificial turf perfectly complements the home. Upon entry, you're greeted by a welcoming hallway leading to a convenient downstairs WC and a modern kitchen. The living/dining room, adjacent to the hallway, offers seamless access to the rear garden. Upstairs, discover a family bathroom and two generously sized double bedrooms. This home checks all the right boxes, so why hesitate? Give us a call now to schedule your viewing and make this dream home yours today!

- Stunning First Time Buyers House
- Spacious Living/Dining Room & Contemporary Kitchen
- Two Spacious Double Bedrooms
- Family Bathroom & Guest WC
- Beautiful Landscaped Rear Garden
- Two Designated Parking Spaces

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 Hallway

Enter through a stylish double glazed composite entrance door, where you'll ascend the stairs to discover the first-floor haven. Below the stairs, a charming touch awaits your furry friend with a bespoke doggy door leading to their own cosy retreat. The hall is illuminated by recessed downlights, adorned with wood effect flooring, and warmed by a sleek vertical fitted radiator.

Guest WC 4' 11" x 2' 10" (1.49m x 0.87m)

Fitted with a sleek modern suite comprising a WC and a pedestal wash hand basin, this room boasts wood-effect flooring and a radiator for added comfort and style.

Kitchen 9' 9" x 6' 5" (2.98m x 1.95m)

This kitchen is outfitted with a chic assortment of contemporary wall, base, and drawer units, accentuated by ambient under cupboard lighting and LED plinth lights below. The sleek work surfaces perfectly complement the units and feature a stainless steel sink drainer unit paired with a stylish mixer tap. Seamlessly integrated into the design are essential appliances such as an oven, a four-ring gas hob topped with a sleek cooker hood, a dishwasher, a washing machine, and a fridge/freezer. The space is illuminated by recessed downlights, while the inviting wood-effect flooring adds a touch of warmth. Adding to its appeal, a double glazed window with plantation-style shutters adorns the front elevation, infusing the room with natural light and charm.



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Living/Dining Room 14' 2" x 13' 8" (4.31m x 4.17m)

Step into the bright reception room, where natural light dances across the wood-effect flooring. Discover the charming under-stairs dog haven, accessible from this inviting space. While double-glazed double doors beckon you to the meticulously landscaped garden beyond, seamlessly blending indoor comfort with outdoor serenity.

First Floor Landing

Having a loft access point and recessed downlights.

Bedroom One 9' 2" x 13' 8" (2.80m x 4.17m)

Step into this magnificent double bedroom, boasting generous proportions and adorned with recessed downlights that gracefully illuminate the space. Adding warmth, a radiator stands ready to chase away any chill. Behold, not one but two double glazed windows to the rear elevation, each adorned with chic plantation-style shutters, inviting in just the right amount of natural light.

Bedroom Two 8' 6" x 10' 6" max (2.60m x 3.20m max)

Step into the second double bedroom, boasting a seamlessly built-in double wardrobe and a convenient storage cupboard, accompanied by the subtle glow of recessed downlights. A radiator, this room offers two double glazed windows to the front elevation, elegantly dressed with plantation style shutters.

Family Bathroom 6' 6" x 5' 7" (1.98m x 1.70m)

Enter into a chic, modern bathroom fitted with a contemporary suite, comprising a WC, pedestal wash hand basin paired with a mixer tap, and a panelled bath featuring both a mixer tap and an electric shower overhead. Complemented by wood-effect flooring, a chrome towel radiator, and an electric shaver point, this room exudes a blend of practicality and sophisticated style.

Outside Front

Welcome to this charming property, where you're greeted by an inviting entrance adorned with a wrought iron gate and a beautifully crafted block paved frontage. Plus, enjoy the added convenience of having two designated parking spaces just for you.

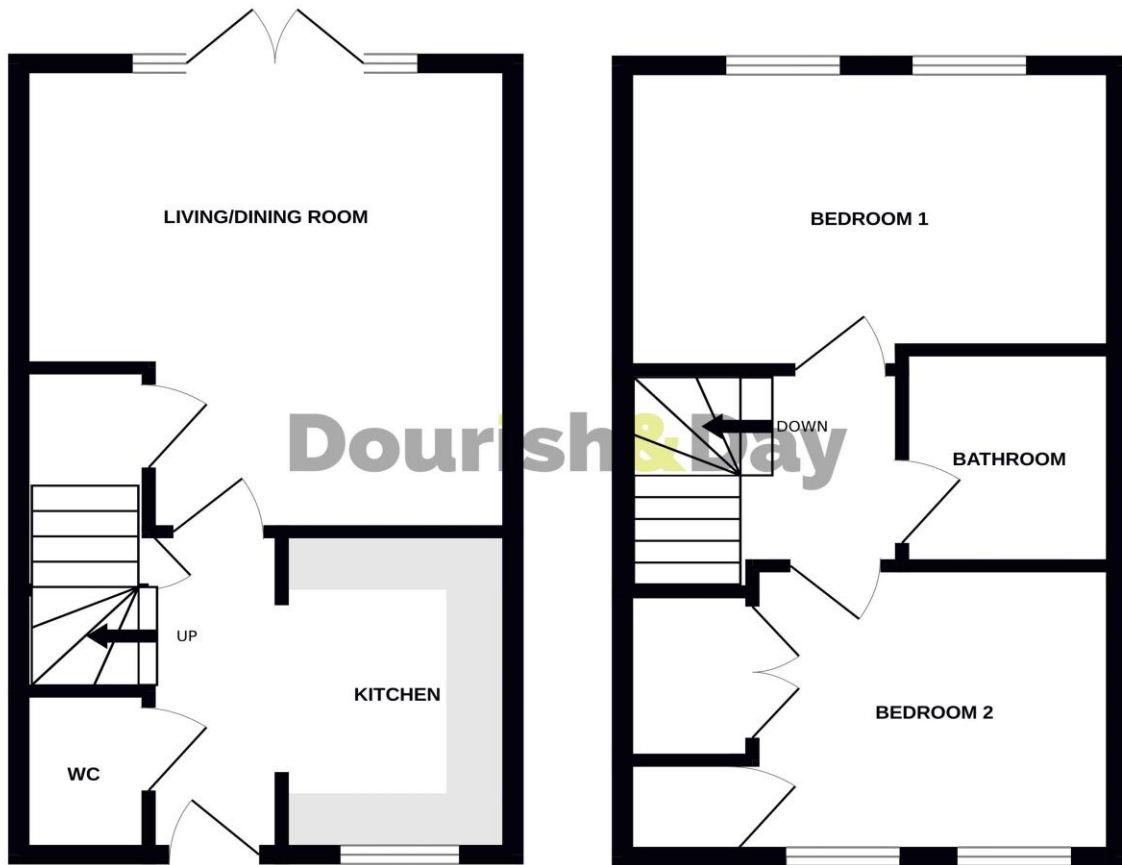
Outside Rear

Picture an exquisite private garden retreat, artfully designed to captivate the senses. Beyond its rear pedestrian gate lies a sanctuary, adorned with an artificial lawn and charming paved seating areas.



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
Very energy efficient - lower running costs	(92+)		97
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - higher running costs	(0)		
		84	

England & Wales EU Directive 2002/91/EC
www.epcrea.com



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