



£220,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Trinity Fields Stafford

Trinity Rise Trinity Fields
Stafford Staffordshire



Feel like you're making lateral moves in your search for the perfect home? If you've been eagerly awaiting a spacious three-bedroom family home on Stafford's sought-after north side, your search ends here!

Nestled in a highly regarded locale with excellent nearby schools, amenities, and easy access to the A34 and M6 Junction 14, this property boasts an inviting entrance hallway, a convenient guest WC, a well-appointed kitchen, a generously sized lounge, conservatory and a spacious dining room—all on the ground floor. Upstairs, three bedrooms and a bathroom await. Outside, a driveway leads to the garage, while the large private garden offers ample space for outdoor enjoyment. Ready for viewing now, we're available from 9 am to 9 pm, 7 days a week to schedule your appointment. Don't miss out—call us today to seize this opportunity!

- Three Bedroom Semi-Detached Property
- Living Room, Dining Room, Kitchen & Conservatory
- Three Bedrooms & Family Bathroom
- Driveway & Large Private Rear Garden
- Close To Stafford Town, Motorway Links & Mainline Rail Station
- No Onward Chain

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

Being accessed through a double glazed entrance door with stairs to the first floor landing with understairs storage cupboard and radiator.

Guest WC 4' 10" x 2' 7" (1.47m x 0.80m)

Having a white suite comprising of wash hand basin with chrome taps and low level WC. Double glazed window to the side elevation.

Living Room & Dining Space 22' 10" x 11' 4" (6.95m x 3.45m)

A spacious living / dining room having a electric fire with a wooden surround and tiled hearth, radiator, double glazed window to the front elevation and double glazed sliding doors lead to the conservatory.

Conservatory 9' 1" x 9' 3" (2.76m x 2.82m)

Of brick base construction with double glazed windows and double glazed sliding door leading to a patio and rear garden.



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Kitchen 10' 2" x 8' 9" (3.11m x 2.67m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink unit with chrome taps. Range of integrated appliances including an oven and electric hob. Tiled splashbacks, useful pantry, wall mounted gas central heating boiler and double glazed window and door giving views giving to access to a patio and rear garden

First Floor Landing

Having access to loft space and double glazed window to the side elevation.

Bedroom One 13' 1" x 10' 10" (3.99m x 3.30m)

A good-sized main bedroom with fitted double wardrobes and overhead storage cupboards, radiator and double glazed window to the front elevation.

Bedroom Two 9' 7" x 9' 11" (2.92m x 3.02m)

A second double bedroom having a built-in double wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three 10' 0" x 7' 4" (3.06m x 2.23m)

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

Bathroom 6' 7" x 6' 3" (2.00m x 1.90m)

Having a suite comprising of a panelled bath with an electric shower over and chrome taps, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, wood effect flooring, radiator and double glazed window to the rear elevation.

Outside - Front

There is a driveway providing off-road parking with a lawn to the side. The drive leads to the main entrance door and down the side of the property leading to:

Garage 23' 1" x 10' 11" (7.04m x 3.34m)

Having an up and over door, power and lighting and having a rear workshop. A door gives access to the rear garden.

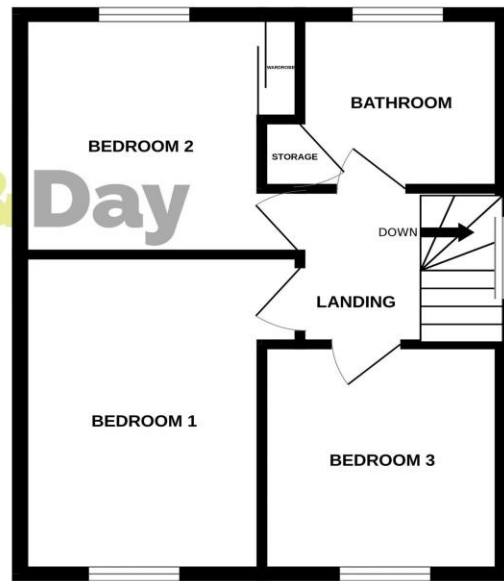
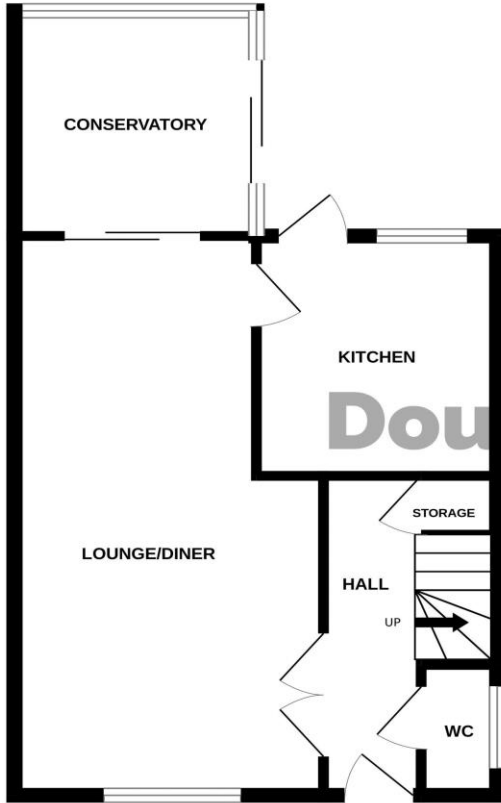
Outside - Rear

Accessed from the front of the house and having a good-sized lawned garden with a paved seating area.

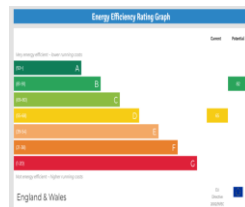


GROUND FLOOR

1ST FLOOR



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