



Offers Over £200,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

Rising Brook Stafford

Brook Glen Road Rising Brook
Stafford Staffordshire



Check out your future dream home! You're bound to adore this inviting and upgraded four-bedroom residence nestled on a wonderful plot, boasting a versatile layout ideal for first-time homeowners and growing families. Its prime location near convenient shops, amenities, and transport links adds to its allure!

Inside, discover an entrance hallway, a bright and spacious living room, kitchen, dining area, utility room, and guest WC. Ascend upstairs to find the family bathroom and four lovely sized bedrooms. Step outside to a fantastic plot featuring ample front parking space and a delightful rear garden, perfect for relishing those balmy summer nights.

- Improved Spacious Family Home
- Large Bright Living Room
- Contemporary Fitted Kitchen & Dining Room
- Utility & Guest WC
- Four Bedrooms & Family Bathroom
- Large Driveway & Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Porch

Accessed through a double glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation, a useful storage cupboard, and a radiator.

Living Room 13' 11" x 14' 11" (4.23m x 4.55m)

A large & bright reception room that features an electric fire set within a decorative surround, a radiator, and a double glazed window to the front elevation.

Dining Room 8' 10" x 10' 4" (2.68m x 3.15m)

A second good sized reception room that has wood effect flooring, radiator, and double glazed double doors providing views and access out to the rear garden.

Kitchen 10' 3" x 10' 4" (3.13m x 3.16m)

Fitted with a matching contemporary styled range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset sink/drainers with mixer tap, and appliances which include; integrated oven with hob & hood above, and having further space(s) for kitchen appliance(s). There is inset ceiling spotlighting throughout, wood effect flooring, a radiator, and a double glazed window to the rear elevation.



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Utility Room 9' 7" x 5' 7" (2.91m x 1.71m)

Fitted with wall units with fitted work surfaces having space(s) beneath for appliance(s). There is also wood effect flooring, a radiator, and a double glazed door to the side elevation.

Guest WC 3' 11" x 5' 9" (1.20m x 1.74m)

Fitted with a contemporary styled white suite comprising of a low-level WC, and a vanity style wash hand basin with mixer tap. There is also has wood effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

First Floor Landing

Having a built-in cupboard, an access hatch to the loft space, and internal door(s) off, providing access to;

Bedroom One 10' 10" x 13' 2" (3.31m x 4.01m)

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

Bedroom Two 11' 11" x 9' 6" (3.69m x 2.90m)

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

Bedroom Three 8' 11" x 11' 7" (2.71m x 3.54m) excluding wardrobe recess

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

Bedroom Four 10' 4" x 7' 6" (3.15m x 2.29m) maximum measurements

Having a useful built-in cupboard, a radiator, and a double glazed window to the rear elevation.

Bathroom 5' 7" x 7' 5" (1.69m x 2.26m)

Fitted with a contemporary styled white suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a panelled bath with mixer tap & mains-fed shower over. There is also wood effect flooring, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a large decorative stone covered driveway, which provides ample off-street parking.

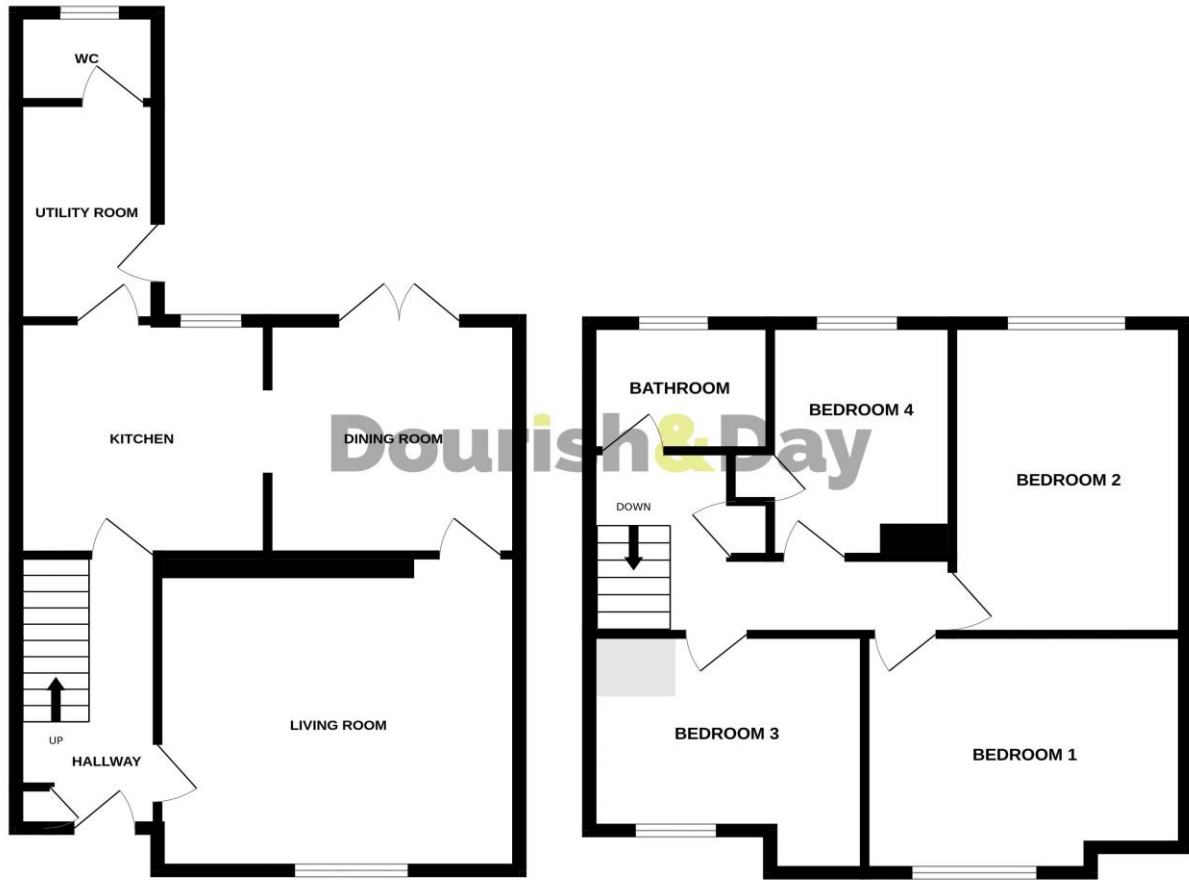
Outside Rear

A great sized enclosed rear garden that features a paved seating area, lawned garden areas with a variety of established flowerbeds & shrubs.

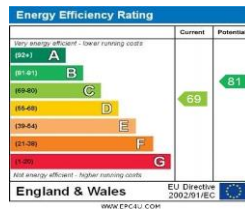


GROUND FLOOR

1ST FLOOR



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