



Offers Over £190,000



TENURE: Freehold



EPC RATING: E



COUNCIL TAX BAND: B

## Seighford Stafford

Bramall Close Seighford  
Stafford Staffordshire



***Don't let this amazing opportunity pass you by! Located in the highly desirable village of Seighford, this home is just a short drive from the county town of Stafford, which offers a variety of amenities and a mainline train station!***

The property boasts a stunning position with breathtaking views of the fields behind the house. Inside, the accommodation includes an entrance hall, a spacious dual-aspect living room, a kitchen, and a side entry on the ground floor. Upstairs, you'll find three bedrooms and a bathroom with a separate WC. Outside, the home features a well-maintained front garden and a private rear garden with those stunning views.

- Spacious Terraced House
- Wonderful Views From The Garden
- Living Room & Kitchen
- Three Bedrooms, Bathroom & Separate WC
- Front & Rear Gardens
- Beautiful Village Location

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

Accessed through a double glazed entrance door with two full height double glazed panels to the sides, and having stairs off, rising to the first floor landing & accommodation and a radiator.

## Living Room 21' 9" x 11' 1" (6.62m x 3.37m) measured into bay window recess

A bright & spacious dual-aspect reception room that features a contemporary styled granite fireplace with matching hearth with an inset fire grate, two radiators, a double glazed bay window to the front elevation and double glazed double doors leading directly out into the garden.

## Kitchen 12' 4" x 7' 2" (3.75m x 2.19m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drain unit with an integrated oven & hob with hood above. The kitchen also benefits from having a pantry cupboard, tiled flooring, a double glazed window to the rear elevation, and a floor mounted solid fuel central heating boiler.



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## **Side Entry** 17' 0" x 3' 6" (5.19m x 1.06m)

Having front & rear facing double glazed doors and a storage cupboard.

## **First Floor Landing**

Having a loft access point and an airing cupboard.

## **Bedroom One** 10' 11" x 11' 1" (3.34m x 3.38m)

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



## **Bedroom Two** 9' 3" x 11' 1" (2.83m x 3.37m)

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

## **Bedroom Three** 7' 5" x 8' 2" (2.26m x 2.50m)

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



## **Bathroom** 5' 8" x 5' 4" (1.72m x 1.63m)

Fitted with a white suite comprising of a pedestal wash basin and a panelled bath with an electric shower over. The room also benefits from tiled walls, wood effect flooring, a chrome towel radiator & double glazed window to the rear elevation.

## **Separate WC** 2' 9" x 5' 5" (0.83m x 1.66m)

Having a low-level WC, radiator & double glazed window to the rear elevation.

## **Outside Front**

The property sits behind a well maintained front garden accessed via a pedestrian gate onto a paved pathway leading to the front entrance door & lawned garden.

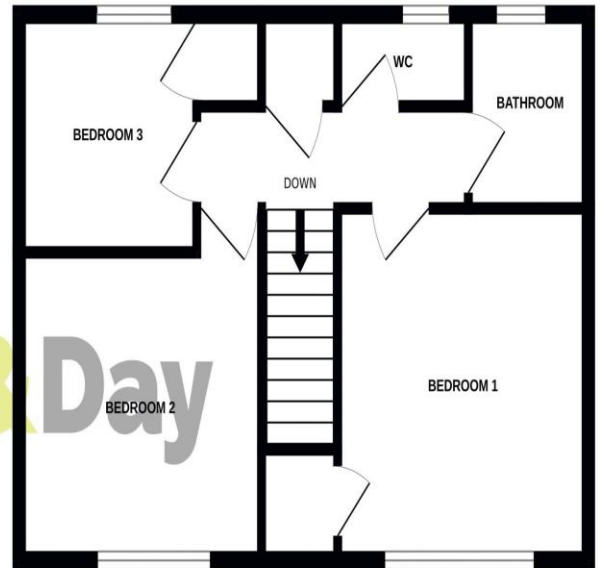
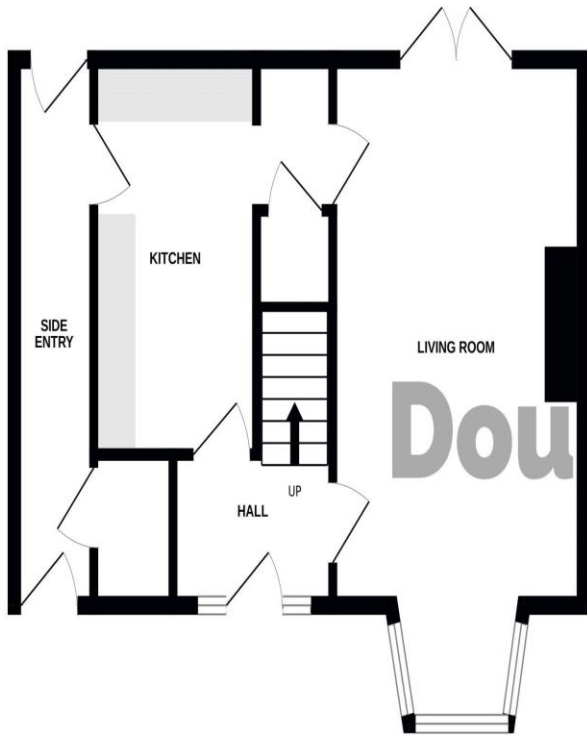
## **Outside Rear**

A beautiful private rear garden enjoying views of neighbouring fields beyond and featuring a paved patio outdoor seating area and lawned garden.



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
Energy efficiency - overall rating code			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
EU energy efficiency - higher rating bands			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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