



£355,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: E

The Meadows Stafford

Ampleforth Drive The Meadows
Stafford Staffordshire



Embark on your next exciting journey with this fantastic opportunity! If you've been dreaming of a family home where you can unleash your creativity, look no further than this detached gem awaiting your personal touch.

Step into a world of possibilities, featuring an inviting entrance hall, a convenient Guest WC, a spacious living room, a stylish dining room, a charming conservatory, a well-equipped kitchen, and a utility space. The first floor unveils four double bedrooms, with an ensuite in bedroom one, and a family bathroom. Outside, a double-width driveway welcomes you, accompanied by a double garage, providing ample parking space. The large private rear garden is a canvas awaiting your vision. Seize this chance to transform this property into your dream home call us now to secure your appointment and start your journey toward personalized perfection!

- Spacious Detached Family House
- A Spacious Living Room & Dining Room
- Family Bathroom, En-Suite & Guest WC
- Four Generous Double Bedrooms
- Spacious Conservatory & Private Rear Garden
- Double Width Driveway & Double Garage

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, having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage space, a radiator, and internal door(s) off, providing access to;

Guest WC 6' 0" x 3' 7" (1.82m x 1.09m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with chrome mixer tap. There is a double glazed window to the front elevation, and a radiator.

Living Room 16' 10" x 11' 3" (5.13m x 3.44m)

A good sized reception room featuring a living flame gas fire set within a limestone fire surround with matching inset & hearth, decorative exposed timber beams to the ceiling, radiator, a double glazed bay window to the front elevation, and internal glazed French doors leading through into the Dining Room.

Dining Room 10' 11" x 9' 11" (3.32m x 3.03m)

A further good sized reception room, having coving to the ceiling, a radiator, further internal door leading through into the Kitchen, and double glazed sliding doors providing access to the attached Conservatory.

Conservatory 9' 1" x 11' 6" (3.03m x 3.51m)

A double glazed conservatory featuring double glazed windows and French doors providing views and access to the rear garden. The conservatory also benefits from having a ceramic tiled floor.



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Kitchen 10' 9" x 10' 11" (3.27m x 3.34m)

Fitted with a range of wall, base & drawer units with fitted work surfaces & matching splashback upstands over and incorporates an inset 1.5 bowl stainless steel sink & drainer with chrome mixer tap over, and a range of integrated/fitted appliances which include; eye-level double electric oven & grill, a 4-ring gas hob with a glass splashback rising to a stainless steel extractor hood above, and having further undercounter space(s) to accommodate additional kitchen appliances. The room also benefits from wood effect flooring, a useful understairs storage cupboard, radiator, and a double glazed window to the rear elevation.



Utility Room 7' 11" x 5' 7" (2.41m x 1.70m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink with drainer & chrome taps, and having under-counter space(s) for appliances. There is wood effect flooring, a radiator, an integral door leading through into the Garage, and a double glazed door to the rear elevation. The utility room also houses a wall mounted gas central heating boiler.

First Floor Landing

A spacious landing, having an access hatch to the loft space, a built-in airing cupboard, and internal door(s) off, providing access to;

Bedroom One 15' 10" x 12' 5" (4.83m x 3.78m)

A spacious double bedroom which features a large walk-in bay window to the front elevation, built-in wardrobes with sliding mirrored doors, coving to the ceiling, a radiator, and a further internal door leading through into the En-suite.



En-suite (Bedroom One) 7' 1" x 6' 2" (2.16m x 1.87m)

Fitted with a white suite comprising of a screened shower cubicle, a vanity style wash hand basin with chrome mixer tap & storage beneath, and a low-level WC. There is ceramic splashback tiling to the walls, radiator, and a double glazed window to the front elevation.

Bedroom Two 12' 2" x 10' 0" (3.72m x 3.05m)

A second double bedroom featuring a built-in double wardrobe with sliding mirrored doors, a radiator, and a double glazed window to the rear elevation.



Bedroom Three 12' 11" x 8' 7" (3.94m x 2.62m)

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

Bedroom Four 12' 0" x 9' 11" (3.65m x 3.03m)

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



Bathroom 7' 0" x 6' 11" (2.14m x 2.10m)

Fitted with a white suite comprising of a panelled bath with an electric shower over & chrome taps, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is ceramic tiling to part of the walls, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a lawned front garden with mature tree and is approached over a double width tarmac driveway which provides ample off-street parking and access to the double garage and front entrance door. There is gated access to the side with a paved pathway leading to the rear garden.

Double Integral Garage 19' 10" x 17' 2" (6.05m x 5.23m)

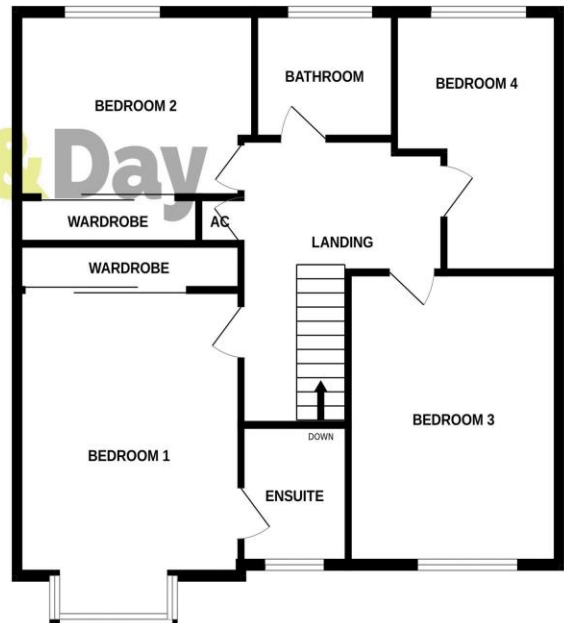
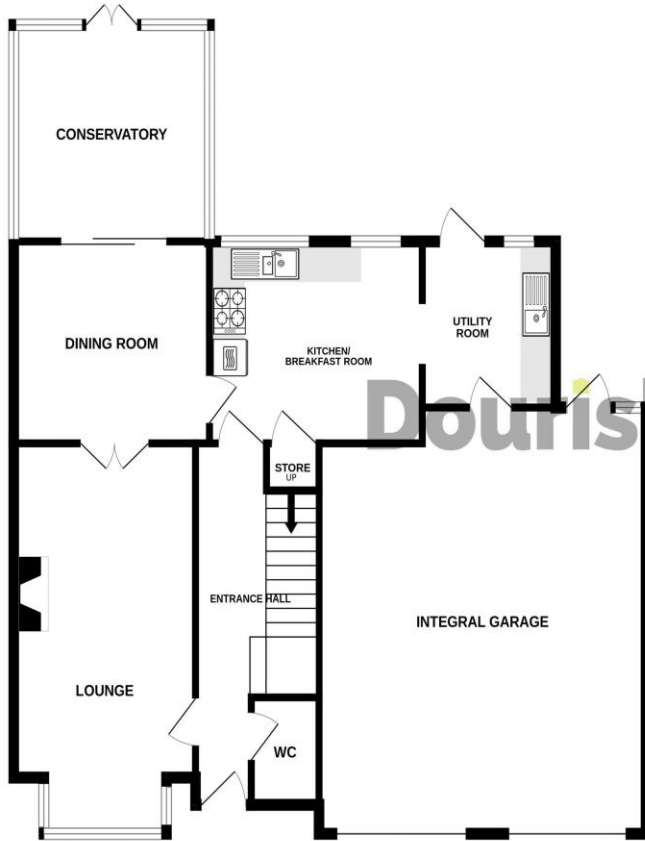
Having two up and over electrically operated garage doors to the front elevation, a glazed door & window to the rear elevation, providing pedestrian access to/from the rear garden, and an integral door leading through into the Utility Room. The garage also benefits from having both power & lighting installed.

Outside Rear

A large enclosed rear garden being laid mainly to lawn with a paved patio seating/outdoor entertaining area adjacent to the Conservatory, and a variety of established shrubs & plants to the borders.

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 - lower rating is better			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		71	84
Full energy efficiency - higher number is better			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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