



Offers Over £400,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💰 COUNCIL TAX BAND: E

Doxey Stafford

Lapwing Place Doxey
Stafford Staffordshire

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This property epitomises contemporary spaciousness! Every corner of this stunning home boasts ample room, perfect for accommodating a modern family. Nestled within meticulously landscaped gardens, the layout encompasses an inviting entrance hall, large living room with garden views, formal dining room, and a sleek, integrated kitchen/diner. A utility room and guest WC complete the ground floor. Ascend to the first floor to discover the luxurious principal bedroom with a dressing area and en-suite shower room, complemented by two additional bedrooms and a stylish family bathroom. The top floor reveals two more double bedrooms and a shower room. Outside, the driveway provides ample parking leading to a detached double garage, while the contemporary rear garden boasts a large, decked entertainment space, a paved patio, and an artificial lawn for year-round enjoyment. This home offers all the modern luxuries you could desire! Don't miss the chance to experience it – call us today to arrange your viewing.

- Spacious Rooms Throughout, Perfect For Modern Living
- Beautifully Landscaped Gardens With Ample Entertainment Space
- Contemporary Kitchen With Integrated Appliances
- Luxurious Principal Bedroom With En-Suite & Dressing Area
- Detached Double Garage & Ample Driveway Parking

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 composite entrance door, having herringbone patterned wood effect flooring, stairs rising to the First Floor Landing & accommodation with an understairs cupboard, radiator, and internal door(s) off, providing access to;

Living Room 14' 8" x 16' 6" (4.47m x 5.04m)

A spacious reception room featuring herringbone patterned wood effect flooring, radiator, double glazed windows & double glazed doors to the garden.

Dining Room 12' 11" x 9' 7" (3.94m x 2.91m) measured INTO bay window recess

Having herringbone patterned wood effect flooring, radiator, double glazed bay window to front elevation.

Kitchen & Dining Space 17' 9" x 8' 11" (5.42m x 2.73m) (measured INTO bay window recess)

Featuring a matching modern range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl stainless steel sink/drainer with mixer tap over, and a range of appliances which include; double oven, 4-ring gas hob with hood above, dishwasher & fridge/freezer. There is recessed downlights, ceramic tiled flooring, a radiator, double glazed bay window to the front elevation, and a further double glazed window to the side elevation.



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Utility Room 6' 6" x 5' 5" (1.98m x 1.66m)

Featuring fitted units and a work surface incorporating an inset sink/drainage with mixer tap over, space for a washing machine, wall mounted gas central heating boiler, ceramic tiled flooring, a radiator, and a double glazed rear door.

Guest WC 6' 6" x 3' 2" (1.97m x 0.97m)

Fitted with a contemporary suite which includes a WC & wash hand basin with mixer tap. There is ceramic tiled flooring, radiator, double glazed window to rear elevation.

First Floor Landing

Having airing cupboard, stairs to second floor, radiator, and double glazed window to front elevation.

Bedroom One 11' 5" x 12' 6" (3.49m x 3.81m)

Having two double glazed windows to the rear elevation & radiator.

Dressing Area (Bedroom One) 3' 4" x 3' 10" (1.02m x 1.17m)

Having two built-in wardrobes & a recessed downlight.

En-suite (Bedroom One) 7' 4" x 9' 1" (2.24m x 2.77m)

Fitted with a contemporary suite comprising of WC, his & hers wash hand basin, panelled bath & shower cubicle. There is recessed downlights, ceramic tiled flooring, radiator, double glazed window to rear elevation.

Bedroom Four 11' 3" x 9' 3" (3.44m x 2.81m)

Having radiator & double glazed window to front elevation.

Bedroom Five 8' 3" x 8' 0" (2.52m x 2.45m)

Having radiator & double glazed window to front elevation.

Bathroom 6' 9" x 8' 0" (2.07m x 2.44m) (maximum measurements)

Fitted with a contemporary suite comprising; WC, wash hand basin & panelled bath. There is recessed downlights, chrome towel radiator, ceramic tiled flooring, double glazed window to side elevation.

Second Floor Landing

Having a loft access point & radiator.

Bedroom Two 16' 10" x 9' 3" (5.12m x 2.82m)

Having two double glazed windows, rear facing skylight window, built-in double wardrobe & radiator.

Bedroom Three 16' 10" x 8' 3" (5.12m x 2.52m)

Having a built-in cupboard, radiator, two double glazed windows.

Shower Room 5' 6" x 7' 5" (1.67m x 2.27m)

Fitted with a contemporary suite comprising; WC, wash hand basin & shower cubicle. There is ceramic tiled flooring, radiator, recessed downlights, electric shaver point, chrome towel radiator & skylight window.

Outside Front

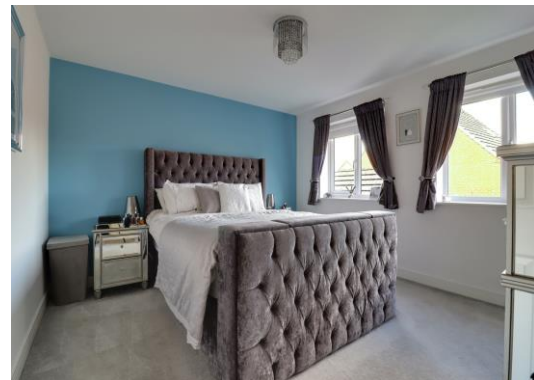
The property occupies a lovely plot and is approached over a large asphalt driveway allowing for ample off-street parking & access to detached double garage. There is also a paved pathway that provides pedestrian access to the front entrance door, and also having a gate leading into the garden.

Double Detached Garage 20' 5" x 19' 6" (6.23m x 5.94m)

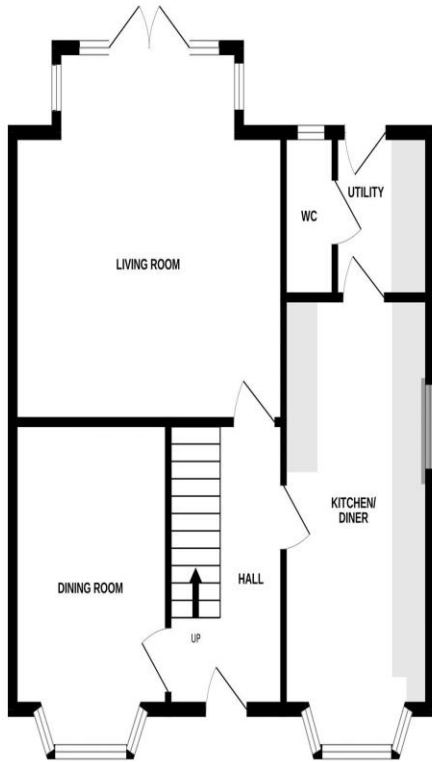
Having two up and over garage doors.

Outside Rear

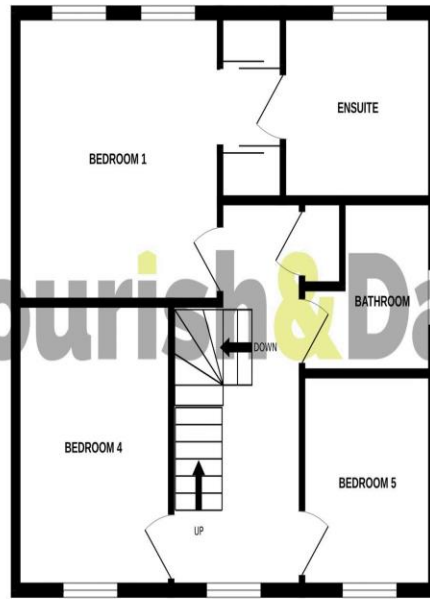
A beautiful contemporary designed landscaped garden featuring a large artificial lawn, decked & paved seating areas & raised planting beds.



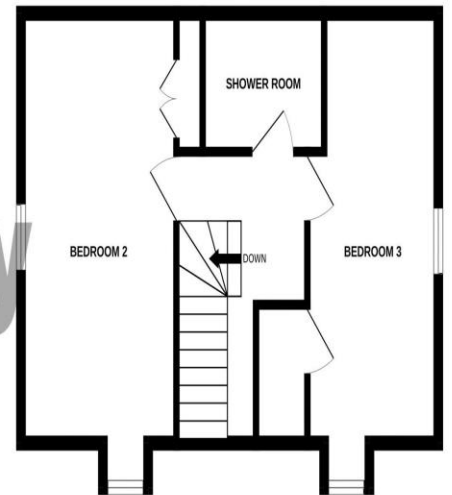
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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