



Offers in Excess of  
£375,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **E**

## Doxey Stafford

Sandpiper Drive Doxey  
Stafford Staffordshire

🛏️ **5** 🚿 **4** 🛋️ **2**

*If you're looking for a modern and substantial, five bedroom detached house close to Stafford Town Centre's comprehensive range of shops, amenities, schools and commuter links then we've got you covered! this superb, detached family home is beautifully presented throughout!*

Internally, the home comprises of an entrance hallway, guest W.C, spacious living room and a family dining kitchen, to the first floor there are four bedrooms and family bathroom and En-suite to bed two, to the second floor there is a further, substantial master bedroom with fitted wardrobes and a large En-suite shower room. Externally the property has a double width driveway, single garage and a good sized landscaped rear garden with a private paved seating area.

- Large Five Bedroom Detached House
- Living Room & Family Dining Kitchen
- Guest W.C, Family Bathroom & Two En-Suite's
- Driveway, Garage & Landscaped Garden
- Close To Stafford Town Centres Amenities
- Close To Railway Station For Commuter

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, and having high gloss tiled flooring, a turned staircase off, rising to the first floor landing & accommodation with a useful understairs storage cupboard, and a radiator.

## Guest WC

Fitted with a suite comprising of a low-level & wash hand basin. The room also benefits from having high gloss tiled flooring, a radiator, and a double glazed window to the front elevation.

## Living Room 18' 8" x 10' 9" (5.68m x 3.28m) length measured into bay window recess

A spacious & light, beautifully presented reception room which features decorative part-panelling to the walls, a double glazed walk-in bay window to the front elevation and a radiator.

## Kitchen & Dining Space 13' 1" x 19' 7" (3.99m x 5.96m) both maximum room measurements

A spacious & light kitchen & dining space which features a fitted range of matching wall, base & drawer units with fitted work surfaces over and incorporating an inset composite 1.5 bowl sink/drainage with a chrome mixer tap over, and a range of integrated/fitted appliances which include 4-ring gas hob with a stainless steel extractor canopy over, integrated high-level AEG double electric oven/grill and an integrated fridge/freezer. The kitchen also benefits from a matching breakfast bar area, under-cupboard lighting, high gloss tiled flooring, and a radiator. The room also features both double glazed windows & double glaze double doors providing views and access out to the beautifully maintained private rear garden.



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## First Floor Landing

Having a useful large built-in cupboard, a radiator, and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom Two 10' 6" x 10' 2" (3.21m x 3.09m)

Having a double glazed window to the front elevation and a radiator. A further internal door leads through to the En-suite shower room.

## En-suite (Bedroom One)

Fitted with a modern suite comprising of a ceramic tiled shower cubicle fitted with a mains-fed shower, a pedestal wash hand basin with chrome mixer tap and a low-level WC. The room also benefits from having ceramic tiled walls & flooring and a chrome towel radiator.

## Bedroom Three 9' 9" x 8' 9" (2.96m x 2.67m)

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

## Bedroom Four 6' 11" x 9' 1" (2.12m x 2.76m)

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

## Bedroom Five 6' 5" x 10' 6" (1.96m x 3.20m)

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

## Bathroom 6' 7" x 5' 7" (2.00m x 1.70m)

Fitted with a suite comprising of a panelled bath, pedestal wash basin & low-level WC. The room also benefits from having ceramic tiled walls & flooring, a chrome towel radiator, and a double glazed window to the side elevation.

## Second Floor Landing

With a turned staircase off to the second floor with internal door off to bedroom one.

## Bedroom One 15' 9" x 11' 2" (4.79m x 3.41m)

A spacious double bedroom which features fitted double wardrobes with mirrored doors to one wall, inset ceiling downlighting, radiator, a double glazed window to the side elevation, two double glazed dormer style pitched windows to the front elevation, access to loft space, and a further internal door leading into the En-suite.

## En-suite (Bedroom One) 8' 9" x 8' 1" (2.66m x 2.47m)

Fitted with a modern suite comprising of a double ceramic tiled shower cubicle fitted with a mains shower, a pedestal wash hand basin and a low-level WC. The room also benefits from having wood effect ceramic tiled flooring, ceramic tiled walls, inset ceiling downlighting, a vertical wall mounted radiator, a skylight window to the rear elevation, and access to further storage space.

## Externally

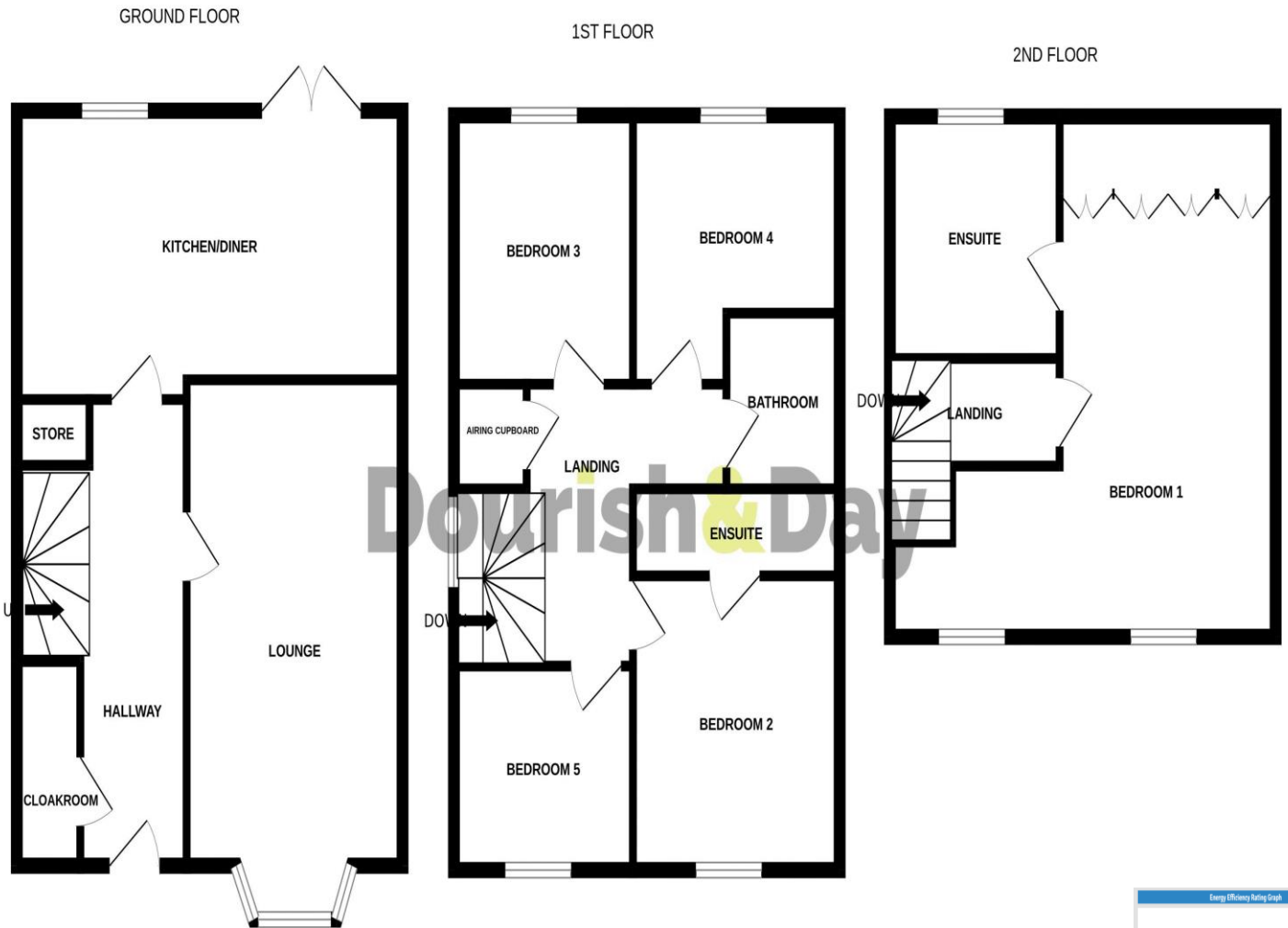
The property is approached over a double width asphalt driveway which provides off-street vehicle parking and access to the garage with a lawned foregarden. There is gated access to the side of the property which leads to a good sized landscaped rear garden which features a substantial paved outdoor seating area, being laid mainly to lawn with well stocked raised planting beds, and a further decorative shale covered seating area. The garden also benefits from an external light and cold water supply tap.

## Garage

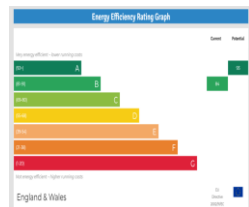
A single garage, having an up and over garage door to the front elevation, and a pedestrian access door to the side elevation. The garage also benefits from having both power & lighting installed. Measurements: TBC







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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