



£405,000

KEY TENURE: Freehold

EPC RATING: B

COUNCIL TAX BAND: E

St. Georges Parkway Stafford

Pearl Brook Avenue St. Georges Parkway
Stafford Staffordshire



When I think of a PEARL, I think of it being one of the best loved GEMS, and this home is a GEM in its own right!

Being thoughtfully designed with the perfect layout for families as the house offers a spacious triple aspect living room, together with a spacious open plan dining kitchen and adjoining utility room. A downstairs W.C compliments the ground floor. On the first floor, 3 of the 5 BEDROOMS can be found, together with an ensuite to the master bedroom. The second floor has a further 2 bedrooms and ensuite shower room. The house is particularly well positioned for access into Stafford town centre, and the railway station is within walking distance. Externally, the house has a tandem length garage with driveway and a enclosed rear garden.

- Substantial Five Bedroom Detached Home
- Spacious Living Room
- Open Plan Kitchen/Dining Room & Utility Room
- Family Bathroom, Two En-Suites & Guest WC
- Detached Tandem Garage, Driveway & Gardens
- Well Presented Throughout

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01785 223344

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Entrance Hallway

A bright & inviting entrance hallway accessed through a double glazed entrance door, and having stairs off, rising to the First Floor Landing & accommodation, ceramic tiled flooring, radiator, and internal doors off, providing access to;

Guest WC 3' 11" x 6' 3" (1.19m x 1.91m)

Fitted with a modern white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome taps & ceramic splashback tiling to the wall. The room also benefits from having a radiator, extractor fan, and ceramic tiled flooring.

Living Room 20' 10" x 11' 2" (6.34m x 3.40m)

A bright & spacious reception room which features two radiators, two double glazed windows to both the front & rear elevations, two further double glazed windows to the side elevation.



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Kitchen & Dining Area 20' 10" x 13' 10" (6.34m x 4.21m) (maximum measurements)

Featuring a modern contemporary styled range of high quality & matching wall, base & drawer units with work surfaces over & matching splashback upstands, and incorporating an inset sink with chrome mixer tap over. Fitted/integrated appliances include; an electric double oven/grill, a 5-ring gas hob with a stainless steel splashback rising to an extractor hood above, dishwasher, and fridge/freezer. and having space also to accommodate an American style freestanding fridge/freezer. The room also benefits from inset ceiling downlighting throughout, tiled flooring, a centre island area, storage cupboard, double glazed windows to both the side & rear elevations, space to accommodate a dining table & chairs, and double glazed French doors providing views and access out to the rear garden. The kitchen also houses a wall mounted gas central heating boiler.



Utility Room 6' 6" x 5' 7" (1.99m x 1.69m)

Having matching fitted base units with work surfaces over, incorporating an inset sink with drainer & mixer taps, and having space to accommodate a washing machine. The room also benefits from ceramic splashback tiling to the walls, ceramic tiled flooring, an extractor fan, radiator, and a double glazed door to the rear elevation.



First Floor Landing

Having stairs off, rising to the Second Floor Landing & accommodation, a double glazed window to the front elevation, radiator, and internal doors off, providing access to;

Bedroom One 10' 11" x 10' 11" (3.34m x 3.34m)

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



Bedroom Two 11' 0" x 9' 9" (3.35m x 2.96m)

Having a double glazed window to the side elevation, and radiator.

Bedroom Three 14' 5" x 11' 5" (4.39m x 3.49m)

A dual-aspect bedroom having double glazed windows to both the front & side elevations, two built-in wardrobes, radiator, and further internal door to En-suite.



En-suite (Bedroom Three) 10' 5" x 3' 10" (3.17m x 1.17m)

Fitted with a modern white suite comprising of a tiled shower cubicle & screen housing a mains-fed mixer shower, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. The room also benefits from having a chrome towel radiator, ceramic tiled flooring, part-ceramic tiled walls, inset ceiling spotlights, extractor fan, and a double glazed window to the rear elevation.

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Bathroom 7' 8" x 6' 3" (2.33m x 1.90m)

Fitted with a modern white suite comprising of a panelled bath with a mains-fed shower over & screen, and side chrome mixer taps with hand-held shower attachment, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. The room also benefits from having a chrome towel radiator, ceramic tiled flooring, ceramic tiled walls, inset ceiling spotlights, an extractor fan, and a double glazed window to the rear elevation.

Second Floor Landing

Having a built-in cupboard, a double glazed skylight window to rear, radiator, and internal door(s) off, providing access to:

Bedroom Four 17' 1" x 11' 8" (5.21m x 3.55m)

A spacious double bedroom having two radiators, built-in wardrobes, double glazed windows to both the front & side elevations, and further internal door to En-suite.



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En-suite (Bedroom Four) 8' 11" x 5' 10" (2.72m x 1.79m)

Fitted with a modern white suite comprising of a ceramic tiled shower cubicle & screen housing a mains-fed mixer shower, a pedestal wash hand basin with a chrome mixer tap, and a low-level WC. The room also benefits from having a chrome towel radiator, tiled flooring, part-ceramic tiling to the walls, inset ceiling spotlights, and an extractor fan.

Bedroom Five 12' 1" x 11' 6" (3.68m x 3.50m)

Having fitted wardrobes, radiator, and double glazed windows to both the front & side elevations.

Tandem Detached Garage 31' 4" x 9' 1" (9.54m x 2.77m)

Having an up and over vehicle access door to the front elevation, and further pedestrian access door leading to/from the rear garden.

Externally

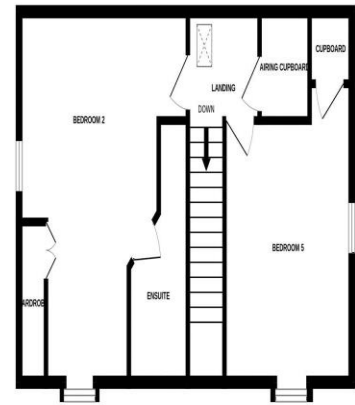
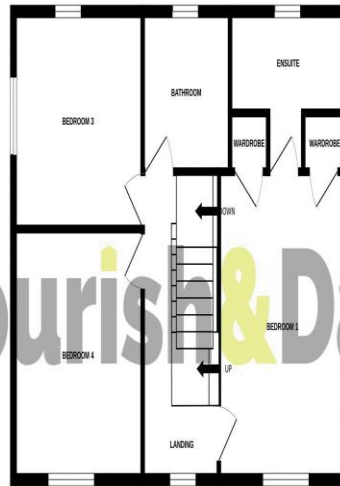
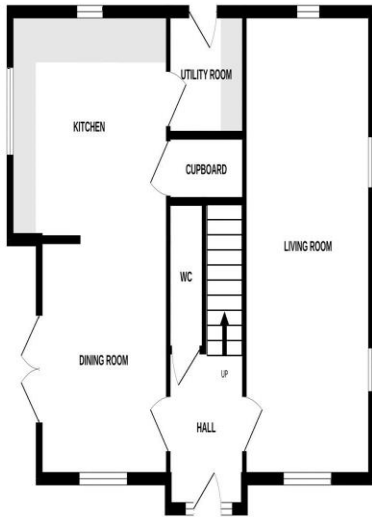
There are low maintenance decorative slate garden areas with raised sleepers, and a paved pathway leading to the front entrance door. To the side of the property is a Tarmacadam driveway which provides off-street parking, and access to a Tandem Garage. To the rear is a well presented & landscaped garden with a paved patio & timber decked seating area, a variety of decorative slate & gravelled garden areas, and is enclosed by brick wall & panelled fencing.



GROUND FLOOR

1ST FLOOR

2ND 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
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales



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