



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: C

## Kingston Hill Stafford

Longhurst Drive Kingston Hill  
Stafford Staffordshire

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***This detached home is superbly appointed throughout and just like the British Thoroughbred Racehorse "Kingston Hill" is likely to be a firm favourite.***

Enjoying a pleasant, landscaped plot within this highly regarded residential area within walking distance of Stafford Hospital, local shops & amenities and Weston Road High School makes this a perfect home for a growing family. Internally the inviting layout comprises of an entrance hallway, guest WC, living room, dining room, modern fitted kitchen, and a side entry all on the ground floor. Whilst upstairs is where you will find the modern fitted shower room and the three well-proportioned bedrooms, externally is that lovely garden plot that features a block paved driveway, single garage and a multi-level landscaped rear garden.

- Well Presented Detached Family Home
- Great Location Close to Amenities & Schools
- Living Room & Dining Room
- Modern Fitted Kitchen
- Three Bedrooms, Shower Room & Guest WC
- Block Paved Driveway, Garage & Landscaped Garden

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

Being accessed through a double glazed entrance door and having a radiator and stairs leading to the first floor with understairs storage cupboard.

## Guest WC 6' 5" x 2' 6" (1.96m x 0.76m)

Being fitted with a suite which includes a wash hand basin with mixer tap and low level WC. Tiled floor, radiator and double glazed window to the front elevation.

## Living Room 14' 2" x 11' 7" (4.31m x 3.52m)

A bright and spacious reception room having a living flame gas fire set within a decorative surround, radiator and double glazed bay window to the front elevation.

## Dining Room 10' 0" x 9' 3" (3.06m x 2.83m)

Having a radiator and double glazed double doors giving views and access to the rear garden.



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## **Kitchen** 10' 2" x 8' 5" (3.11m x 2.57m)

Having a range of matching units extending to base and eye level and fitted work surfaces with inset sink drainer with mixer tap. Range of integrated appliances including oven, hob and cooker hood over, dishwasher and washing machine. Recessed downlights, tiled floor and double glazed window to the front elevation.

## **Side Hall** 9' 0" x 4' 2" (2.74m x 1.27m)

Having double glazed door to the front drive and further double glazed door leading to the rear garden. There is also access into the garage

## **First Floor Landing**

Having access to loft space, airing cupboard and double glazed window to the front elevation.

## **Bedroom One** 12' 6" x 8' 11" (3.82m x 2.73m)

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

## **Bedroom Two** 11' 11" x 9' 3" (3.64m x 2.81m)

A second double bedroom having wood effect flooring, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 8' 5" x 6' 8" (2.57m x 2.04m)

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

## **Shower Room** 5' 5" x 8' 7" (1.65m x 2.61m)

Being fitted with a suite including a large open ended shower cubicle with mains mixer shower, wash hand basin set into a vanity unit with mixer tap and low level WC. Chrome towel radiator, recessed downlights, wood effect flooring and double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a large block paved driveway which provides ample off road parking. There is an additional gravelled area with mature shrubs.

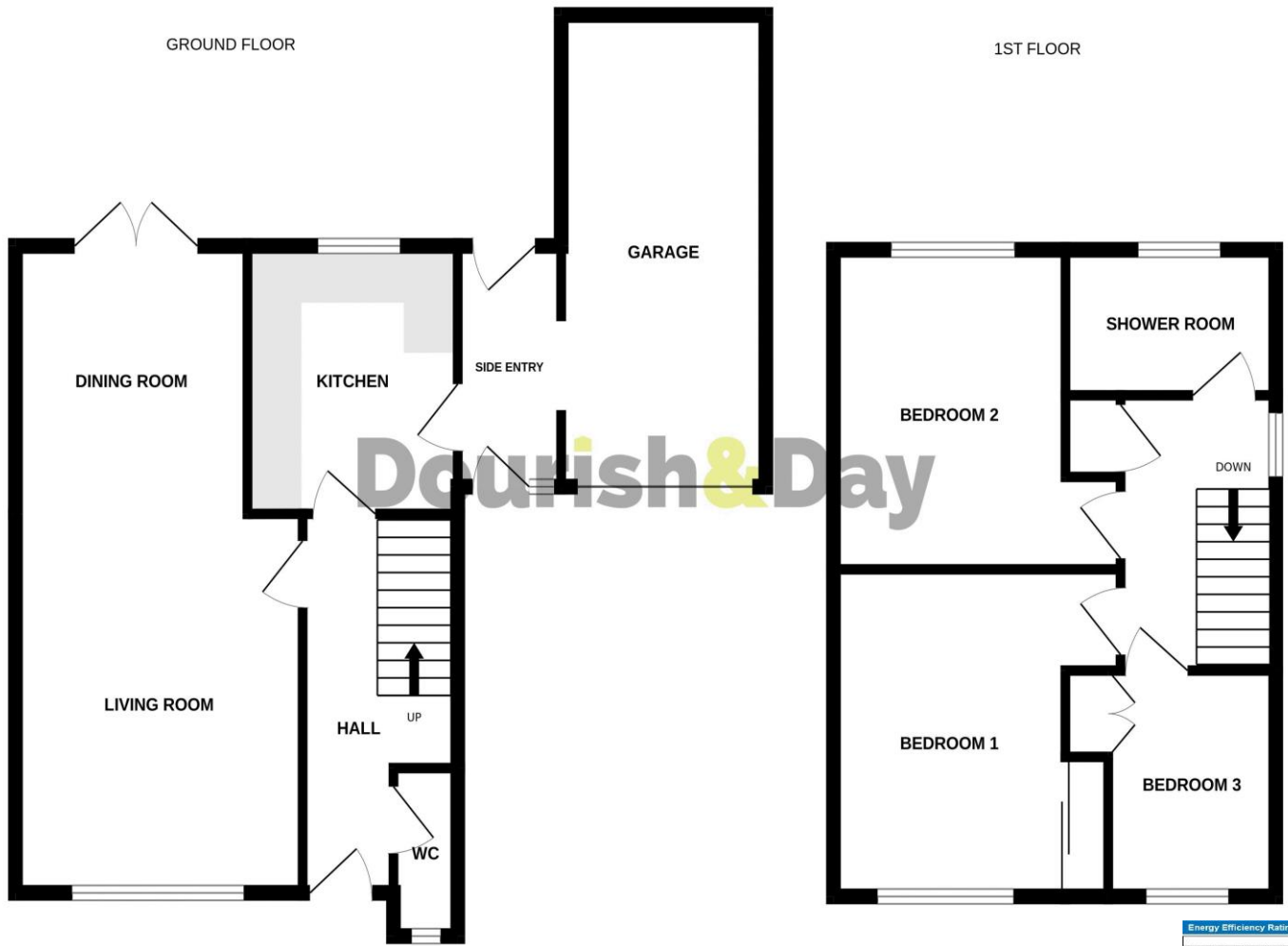
## **Garage** 17' 7" x 8' 2" (5.37m x 2.50m)

Having an up and over door to the front, power and lighting.

## **Outside Rear**

A lovely, well established garden which features paved and decked seating areas set over multiple levels and the remainder of the garden is mainly laid to lawn with mature, well stocked beds.





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 class (letter rating) scale: 100-120 A 81-100 B 62-80 C 43-61 D 23-42 E 9-22 F 1-8 G					
			85		
		70			
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England & Wales EU Directive 2002/91/EC www.rfgi.co.uk					



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