



£550,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💰 COUNCIL TAX BAND: **F**

Stafford

Oberton Gardens
Stafford Staffordshire



Discover the epitome of family living in this exquisite five-bedroom detached home from Redrow's Heritage Collection.

Step inside to find a well-designed layout with generously proportioned rooms that cater to every need. The ground floor welcomes you with an inviting entrance hall, a cozy living room, a versatile sitting room, and a spacious dining kitchen with a separate utility area. Plus, there is a convenient guest WC and a cloakroom for added comfort and convenience. Upstairs, indulge in the luxury of five bedrooms including two with En-suite bathrooms. A family bathroom completes the upper level. Outside, the property boasts an integral DOUBLE GARAGE and a beautifully maintained south-facing lawned garden, perfect for outdoor enjoyment and relaxation. With its ideal blend of space, style, and functionality, this property is the ultimate family retreat. Do not hesitate—call us today to schedule your viewing appointment and make this dream home yours!

- Executive Modern Five Bedroom Detached House
- Two Superb Reception Rooms & Spacious Dining Kitchen
- En-Suite Shower Rooms To The Two Larger Bedrooms
- Family Bathroom & Guest WC
- Double Garage & Large Driveway
- South Facing Private Rear 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



Storm Porch

Having a double glazed composite door with double glazed side windows leading to:

Entrance Hallway

Having stairs leading to the first floor landing, useful storage cupboard and radiator.

Guest WC 3' 10" x 5' 7" (1.17m x 1.71m)

Having a white suite comprising of a wash hand basin with chrome mixer tap and close coupled WC. Tiled floor, part tiled walls and radiator.

Living Room 15' 11" x 14' 1" (4.86m x 4.29m)

A spacious living room having an electric fire set within a marble surround with a matching hearth, radiator and double glazed bay window to the front elevation.

Sitting Room 14' 4" x 10' 6" (4.37m x 3.19m)

A versatile room having a radiator and double glazed double door giving views and access to the rear garden.

Dining Kitchen 11' 3" x 22' 0" (3.42m x 6.70m)

Having a range of matching units extending to base and eye level and having fitted work surfaces with an inset twin bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, six ring gas hob with double cooker hood over. Further integrated appliances including a dishwasher and two fridges and two freezers and useful pantry cupboard. Porcelanosa tiled flooring, radiator and double glazed window to the rear elevation and double glazed bi-folding doors giving views and access to the rear 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

Utility Room 6' 9" x 5' 7" (2.07m x 1.69m)

Having fitted base units with a stainless steel single bowl sink unit with chrome mixer tap and space for appliances. Porcelanosa tiled flooring, and double glazed door to the rear elevation.

First Floor Landing

A spacious landing having access to loft space, airing cupboard and double glazed window to the front elevation.

Bedroom One 16' 5" x 14' 1" (5.01m x 4.28m)

A generous sized main bedroom having fitted wardrobes with hanging rail and shelving, radiator and double glazed bay window to the front elevation.

Ensuite Shower Room 9' 6" x 6' 6" (2.89m x 1.99m)

Having a white suite comprising of shower cubicle with fitted shower, wash hand basin with chrome mixer tap and close coupled WC. Part tiled walls, tiled floor, chrome towel radiator and double glazed window to the side elevation.

Bedroom Two 13' 8" x 10' 6" (4.17m x 3.21m)

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

Ensuite Shower Room 5' 10" x 6' 7" (1.78m x 2.01m)

Having a white suite comprising of a shower cubicle with fitted shower, wash hand basin with chrome mixer tap and close coupled WC. Tiled floor, chrome towel radiator and double glazed window to the rear elevation.

Bedroom Three 11' 5" x 12' 0" (3.47m x 3.66m)

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

Bedroom Four 10' 1" x 9' 2" (3.08m x 2.79m)

Yet again, a further double bedroom with double fitted wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Five 6' 9" x 12' 9" (2.05m x 3.89m)

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

Family Bathroom 5' 10" x 7' 10" (1.78m x 2.40m)

Having a white suite comprising of a panelled bath with mains shower over, chrome mixer tap and glazed screen, wash hand basin with chrome mixer tap and close coupled WC. Tiled floor, chrome towel radiator and double glazed window to the side elevation.

Outside - Front

The property is approached over a block paved driveway which provides ample off road parking for several vehicles. There is a lawned garden with a planting bed area with shrubs. The driveway gives access to the main entrance door and also leads to:

Double Garage 16' 10" x 16' 8" (5.12m x 5.07m)

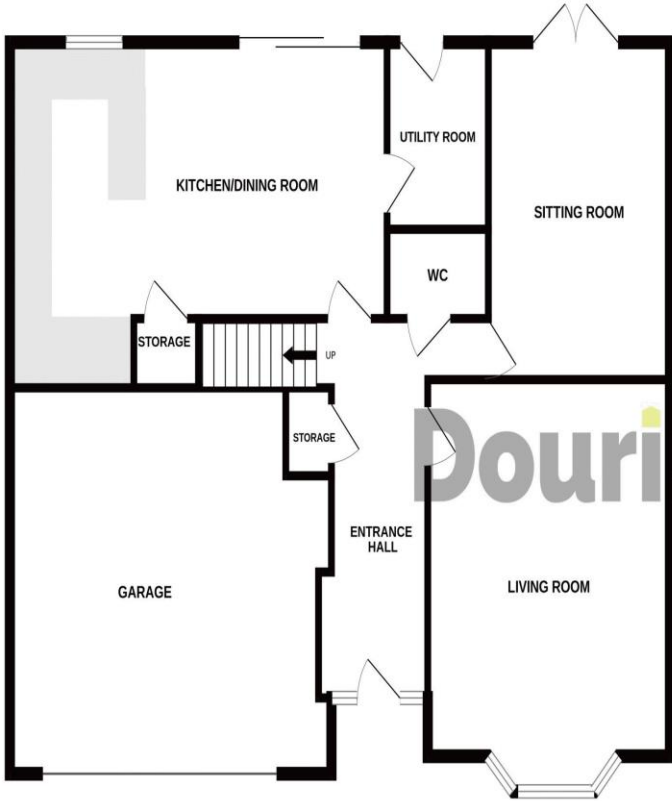
Having an up and over door to the front, power and lighting.

Outside - Rear

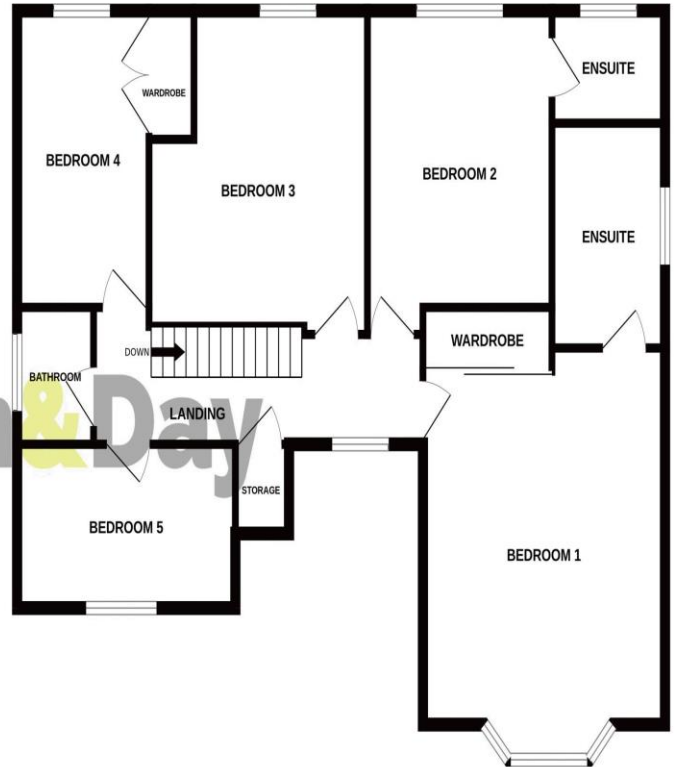
Being accessed through a gate from the front of the house, the rear garden includes a paved seating area overlooking the remainder of the garden which is mainly laid to lawn with beds having a variety of maturing shrubs and the garden is enclosed by panel fencing.



GROUND FLOOR



1ST FLOOR



Dourish & Day

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epcrea.com | | | |

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.
Made with Metropix ©2024



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk