



£525,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **F**

Stafford

Beechcroft Avenue
Stafford Staffordshire



You may not encounter a Cowardly Lion, a Tin Man, or a Scarecrow on your journey to finding your dream home, but if you echo Dorothy's sentiment, "There's no place like home," you'll find yourself viewing this immaculate family residence.

This stunning detached property is situated in a small cul-de-sac within a highly regarded location, just a short walk from Stafford's mainline railway station and the comprehensive range of Town Centre amenities. The ground floor boasts an inviting entrance hallway, a guest WC, a spacious lounge, a dining room, a breakfast kitchen, and a study. Upstairs, you'll find four generously sized bedrooms and a family bathroom, with the master bedroom benefiting from a refitted En-suite. Externally, the home is approached via a gravel driveway with an additional block-paved parking area and a double garage. Secured gated access leads to a beautifully maintained and private rear garden featuring a large, paved seating area and a lush lawn. Don't miss the chance to click your ruby red slippers together and become the lucky new owner of this beautiful family home. Call us today to arrange your viewing appointment!

- Superb Four Bedroom Detached Home
- Lounge & Dining Room
- Breakfast Kitchen & Study
- Refitted Bathroom & En-Suite
- Double Garage & Ample Parking
- Close To Town & Mainline Station

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Double glazed door to entrance hallway having wood effect KARNDEAN flooring, radiator, coving, stairs off to the first floor landing and under stairs storage cupboard.

Guest WC

A modern contemporary style refitted suite comprising of rectangular wash hand basin with chrome mixer tap with storage under, dual flush low level WC, splash back tiling, chrome towel radiator and ceramic tiled floor.

Lounge 19' 7" x 12' 0" (5.97m x 3.67m) (MAX into bay window)

A spacious and beautifully presented lounge having large double glazed bay window to the front elevation, two radiators, coving, modern and contemporary style integrated pebble effect gas fire and double doors to dining room which can also be accessed from the breakfast/kitchen.

Dining Room 11' 1" x 10' 0" (3.37m x 3.04m)

Having radiator, double glazed window to the rear elevation, coving and door to the breakfast/kitchen.

Breakfast/Kitchen 13' 9" x 15' 6" (4.18m x 4.73m) (MAX) (MAX)

A superb refitted contemporary style kitchen comprising of wall mounted units with under cupboard lighting, granite splash back and STARGAZER granite worktop and drainer with inset one and a half bowl stainless steel sink and contemporary style chrome mixer tap, matching base units with integrated microwave oven/grill with warming drawer under, space for an American style fridge/freezer, integrated dishwasher. Breakfast Island with STARGAZER granite top, built in wine cooler and



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storage under. Granite tiled floor, space and plumbing for washing machine, double glazed window and double glazed double doors leading to the private rear garden.

Study 7' 0" x 7' 1" (2.13m x 2.16m)

Having coving, wood effect KARNDEAN floor, radiator, double glazed window to the front elevation.

First Floor Landing

Having access to loft space, coving, radiator and cupboard housing the gas central heating boiler.

Bedroom One 15' 4" x 12' 2" (4.68m x 3.7m)

A spacious double bedroom having numerous down lights, two radiators, double glazed window to the front elevation and door to en-suite.

En-suite

Modern and contemporary style refitted en-suite having a walk-in shower cubicle with curved glass shower screen housing MAINS shower, rectangular wash hand basin with chrome mixer tap and storage under, dual flush low level wc, brush stainless steel contemporary style towel radiator, down lights, coving, ceramic tiled walls, ceramic tiled floor, double glazed window to the side elevation.

Bedroom Two 7' 11" x 13' 7" (2.42m x 4.15m)

A second double bedroom having radiator, double glazed window to the rear elevation

Bedroom Three 9' 5" x 13' 7" (2.86m x 4.13m)

A third double bedroom having radiator, built in cupboard and two double glazed window to the front elevation.

Bedroom Four 7' 10" x 11' 10" (2.4m x 3.6m)

Having radiator and double glazed window to the rear elevation.

Family Bath/Shower Room

Modern and contemporary style refitted suite comprising of a ceramic tiled shower, dual flush low level W.C, rectangular wash hand basin with mixer tap and storage under. Spa bath with pull out shower head and mixer tap, towel radiator, ceramic tiled floor, ceramic tiled walls and double glazed window to the side elevation.

Outside

The property is discreetly situated in a small cul-de-sac approached via a gravel driveway with additional block paved parking. secure gated side access leads to a beautifully maintained and private rear garden having a large paved seating area, laid mainly to lawn with well stocked borders and /outside power point.

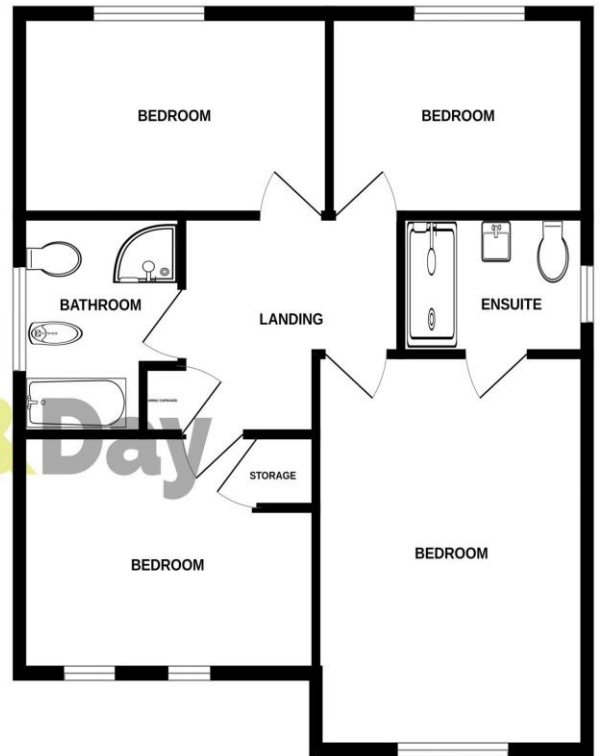
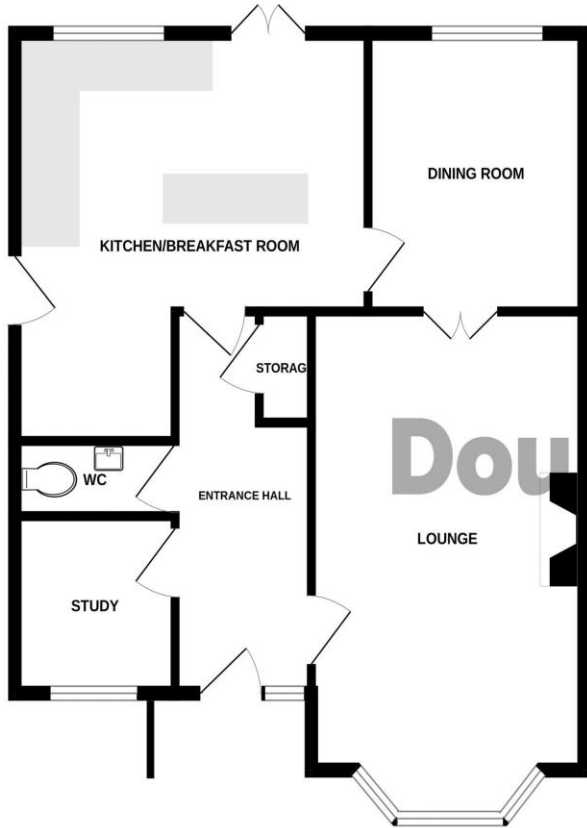
Double Garage

Having power, lighting, side access door and two up and over doors to the front.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - Great rating (82+)			
A	(81-81)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
		72	82
Energy efficient - Good rating (82+)			
England & Wales <small>EU Directive 2002/91/EC</small>			

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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