



£270,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

St. Marys Gate Stafford

Avondale Circle St. Marys Gate
Stafford Staffordshire



Out with the old and in with the new! which is exactly what you could have with this superb modern three storey four-bedroom semi-detached family home situated on a highly regarded development which provides great access to Stafford Town Centre and local schooling.

Internally the spacious accommodation comprises an entrance hall, guest W.C, living room, kitchen/dining room on the ground floor. The first floor accommodated three of the bedrooms and the family bathroom, whilst the entire top floor is taken by the master bedroom suite which features a large double bedroom and an en-suite shower room. Externally there is parking, a single garage, and a private enclosed rear garden. This home presents a superb opportunity for a fresh start and if you interested, we would suggest you call us soon because homes like this are selling fast!

- Superb Modern 3 Storey Semi-Detached Family Home
- Living Room & Kitchen/Dining Room
- Four Well Proportioned Bedrooms
- Bathroom, En-Suite & Guest WC
- Driveway & Garage
- Enclosed 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



Entrance Hallway

Accessed via a double glazed entrance door, having wood effect flooring, radiator, useful built-in storage cupboard, stairs off, rising to the First Floor Landing & accommodation, and internal doors off, to;

Guest WC 6' 1" x 3' 2" (1.86m x 0.96m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash basin with chrome mixer tap. In addition, there is ceramic tiling to the floor, a double glazed window to the front elevation, and radiator.

Kitchen/Dining Room 13' 3" x 10' 2" (4.05m x 3.10m)

Fitted with a modern matching range of wall, base & drawer units with work surfaces over, and incorporating an inset one and a half bowl sink with drainer & mixer tap. Appliances include; double oven/grill, five-ring gas hob with hood above, integrated dishwasher & fridge/freezer. In addition, there is ceramic tiling to the floor, inset ceiling downlights, radiator, a double glazed window to the side elevation, and a double glazed bay window to the front elevation.

Lounge 12' 5" x 17' 6" (3.78m x 5.33m)

A spacious reception room, having wood effect flooring, two radiators, a useful built-in storage cupboard, a double glazed window to the rear



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elevation, and double glazed double doors providing views & access to the rear garden.

First Floor Landing

Having stairs off, rising to the Second Floor Landing & accommodation, and internal doors off, providing access to three Bedrooms & Family Bathroom.

Bedroom Two 13' 7" x 10' 4" (4.13m x 3.15m)

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

Bedroom Three 12' 2" x 10' 4" (3.71m x 3.16m)

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

Bedroom Four 10' 0" x 6' 10" (3.06m x 2.08m)

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

Family Bathroom 6' 0" x 6' 9" (1.84m x 2.06m)

Fitted with a white suite, comprising of a low-level WC, a wash basin, and a panelled bath with mixer tap and mains-fed shower over. In addition, there is ceramic tiling to the floor, recessed ceiling spotlights, a double glazed window to the front elevation, and chrome towel radiator.

Second Floor Landing

Having a useful built-in storage cupboard, radiator, and internal door off to Bedroom One (Master).

Bedroom One (Master) 20' 11" x 14' 1" (6.37m x 4.29m) (measured INTO fitted wardrobes)

A large double bedroom, having built-in wardrobe, two radiators, two skylight windows, a double glazed window to the front elevation, and further internal door to En-suite.

En-suite (Bedroom One - Master)

Fitted with a white suite comprising of a low-level WC, a wash hand basin, and a fully tiled walk-in shower cubicle housing a mains-fed mixer shower. In addition, there is ceramic tiled flooring, inset ceiling spotlights, a chrome towel radiator, and a skylight window to the rear elevation.

Outside Front

The property is approached over a driveway which provides off-street parking and continues to the side of the house, providing access to the Garage.

Garage

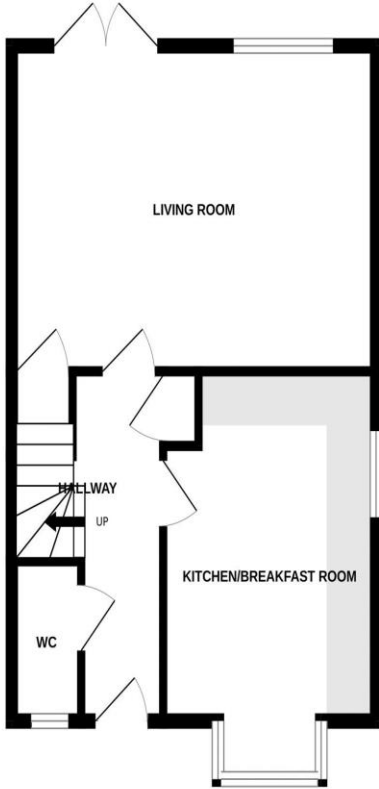
A single garage, having an up and over access door to the front elevation.

Outside Rear

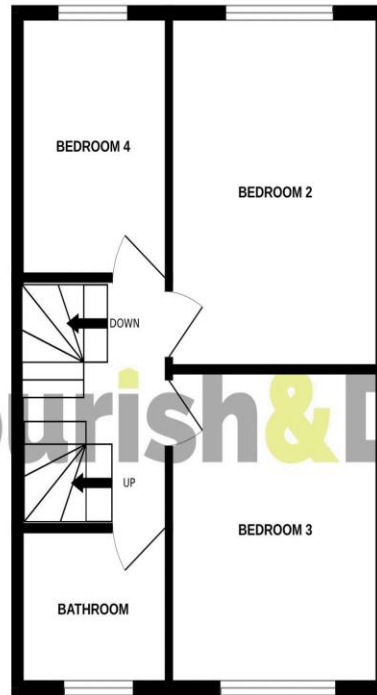
An enclosed garden, being laid to lawn with a patio seating area, and side access gate.



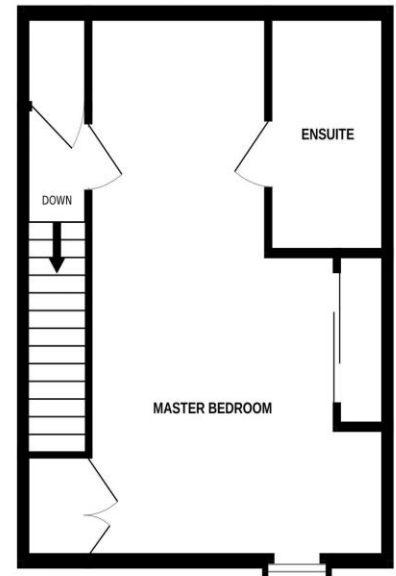
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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 efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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