



£165,000

🔑 TENURE: Leasehold 📊 EPC RATING: N/A 💷 COUNCIL TAX BAND: A

Doxey Stafford

Castle Grange Park Doxey
Stafford Staffordshire



As the popular saying suggests, "an Englishman's home is their castle," Well, whether man or women, this outstanding park home is certain to transform into a buyer's delightful palace. Positioned at the prime spot on the list of desirable locations, this property boasts breathtaking views to the rear and a tranquil garden perfect for relaxation.

Situated within a small park exclusively for those over 55's, this well-presented home features an entrance hall, spacious living room with an adjacent study area, a modern fitted kitchen/dining room, a bathroom, and two double bedrooms—one of which includes its own ensuite shower room. Outside, a block paved driveway, lawned side and rear garden, and patio offer a low maintenance yet inviting outdoor space.

- Impressive Park Home For Over 55's
- Fantastic Rural Views
- Large Living Room with Study Room
- Modern Fitted Kitchen/Dining Room
- Two Double Bedrooms, En-Suite & Bathroom
- Block Paved Driveway & Gardens

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

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Entrance Hallway

Accessed through double glazed double doors, having a radiator and a useful cloaks cupboard.

Living Room 15' 1" x 14' 6" (4.60m x 4.42m)

A large & bright reception room enjoying dual-aspect views over neighbouring fields. The room features an electric fire set within a decorative surround, two radiators, and three double glazed windows.

Study 4' 1" x 5' 2" (1.25m x 1.57m)

A versatile area located off the living room, having a double glazed window, radiator, and space for a desk.

Kitchen & Dining Area 19' 5" x 11' 0" (5.91m x 3.36m)

Fitted with a modern and matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainers with chrome mixer tap, and a range of integrated/fitted appliances which include electric oven, hob with extractor above, fridge/freezer & washing machine. There is dual-aspect having double glazed windows to both the front & rear elevations, a double glazed rear door, and a radiator.



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Inner Hallway

Having a loft access point & radiator.

Bedroom One 7' 7" x 11' 10" (2.30m x 3.60m)

A double bedroom, having a built-in double wardrobe, radiator, and double glazed bow window to the front elevation. A further internal door leads into the En-suite shower room.

En-suite (Bedroom One) 6' 9" x 6' 0" (2.07m x 1.83m) (maximum measurements)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a tiled double shower cubicle fitted with a mains-fed shower. There is wood effect flooring, a radiator, and a double glazed window to the front elevation.

Bedroom Two 7' 7" x 9' 11" (2.31m x 3.02m)

A second double bedroom with a built-in wardrobe, radiator, and a double glazed window to the side elevation.

Bathroom 6' 7" x 5' 6" (2.0m x 1.68m)

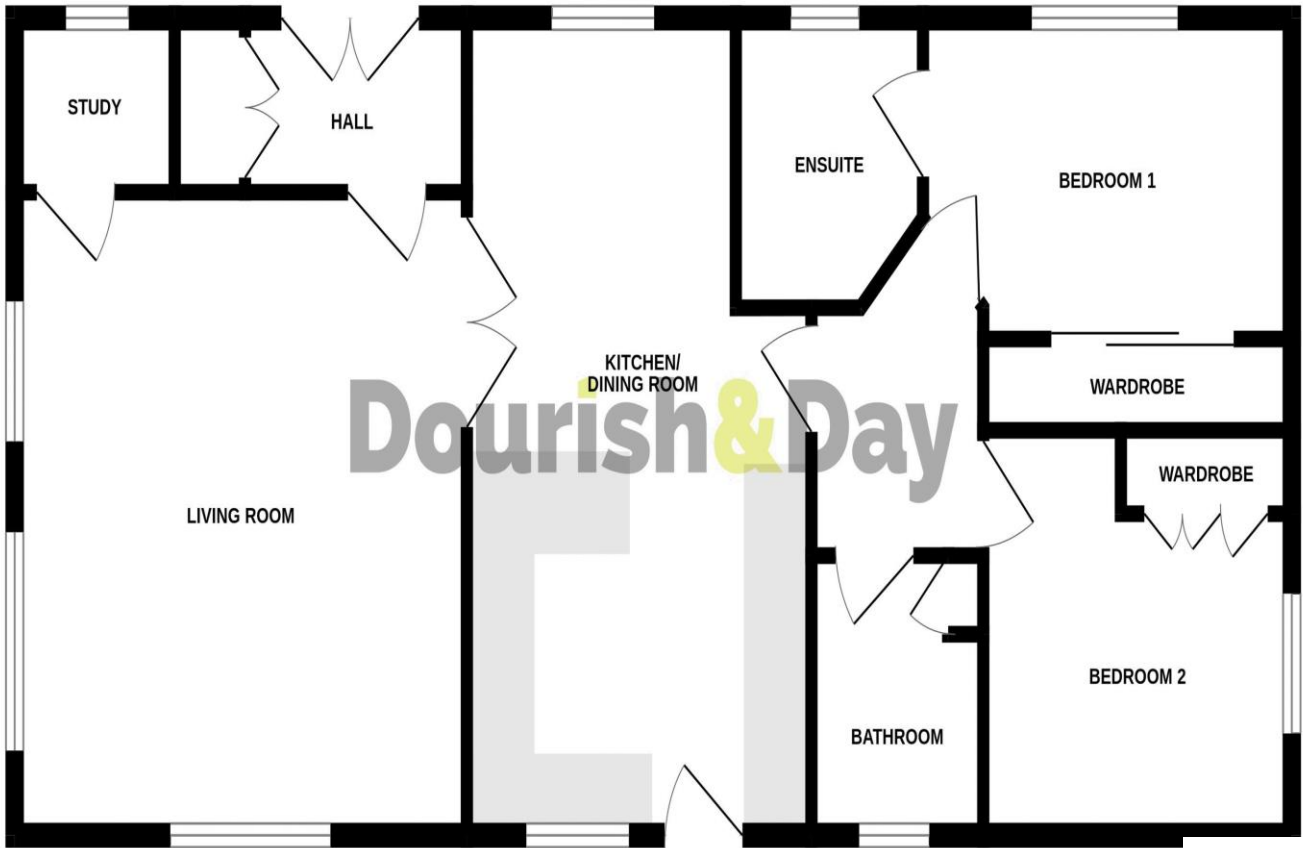
Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap. There is wood effect flooring, a useful storage cupboard, radiator, and a double glazed window to the rear elevation.

Outside Front

The home occupies a lovely plot positioned at the end of the development and is approached over a large block paved driveway which provides ample off-street parking for vehicles, whilst gardens surrounding the property are laid mainly to lawn with paved seating areas.



GROUND FLOOR



PROPERTY EXEMPT FROM AN EPC

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