



£420,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **D**

## Stafford

Weston Road  
Stafford Staffordshire



***Is your property stuck at a crossroads? Not knowing where to turn? North? South? East? Well, we think you should turn West and come and check this beautiful four-bedroom detached home. Located on Weston Road this extended highly modernised home might be the perfect fit for you and your family.***

Internally, comprising of an entrance hall, living room, reception, large open plan living/dining/kitchen, utility & guest WC all located to the ground floor. To the first floor you will find four double bedrooms with three ensuites and a family bathroom. The property has had no expense spared as there is underfloor heating fitted through the home with a large extension to the rear with a contemporary fitted kitchen. Externally the property has a driveway providing ample off road parking and a good size rear garden with a crafts room, garage & workshop. This property is really the perfect family fit. So don't delay and give us a call to arrange your viewing appointment.

- Extended Four Bedroom Detached Family Home
- Spacious Living/Dining/Kitchen Room & Utility
- Four Spacious Double Bedrooms With Ample Storage
- Three En-suites, Family Bathroom & Guest WC
- Private Rear Garden With BBQ Area & Garage

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 feature stained glass windows, tiled flooring, and a further double glazed entrance door leads through into the Entrance Hallway.

## Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation, tiled flooring with under floor heating and internal door(s) off, providing access to;

## Living Room 14' 2" x 10' 8" (4.32m x 3.24m)

A good sized reception room featuring a log burning stove set into chimney breast on a slate hearth, luxury vinyl flooring benefitting from having under-floor heating.

## Second Reception Room 15' 5" x 13' 2" (4.71m x 4.01m)

A second spacious reception room featuring a log burning stove set into chimney breast on a slate hearth, an understairs storage cupboard, luxury vinyl flooring benefitting from under-floor heating, and a double glazed window to the front elevation.



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## **Kitchen, Dining & Sitting Room** 26' 5" x 21' 2" (8.06m x 6.44m)

A substantial open-plan living space with a dining area leading through to the kitchen area which features a fitted range of matching wall, base & drawer units with fitted Quartz work surfaces over including a matching centre island with centre drop down electric console built into the quartz unit for electrical items. Built-in to the worktop in an inset single bowl sink/drainage with chrome mixer tap and built in boiling water tap, and includes a range of integrated/fitted appliances consisting of an electric single oven/grill, integrated microwave oven with a heated warming drawer, induction hob with inset extraction unit, space to accommodate a freestanding American style fridge freezer, and further appliances. There is luxury vinyl flooring benefitting from underfloor heating throughout, double glazed windows to the rear elevation, double glazed French doors providing views and access to the rear garden, and a double glazed bi-folding door, again providing views and access to the rear garden. The room also features a roof lantern.

## **Utility Room** 11' 2" x 6' 2" (3.41m x 1.87m)

Fitted with a matching range of wall, base & drawer units with fitted work surface over and space(s) & plumbing for under-counter appliances. There is a single bowl inset sink/drainage with chrome taps, luxury vinyl flooring with under-floor heating, and a door leading to the Carport.

## **Guest WC** 3' 10" x 6' 0" (1.16m x 1.84m)

Fitted with a white suite comprising of a low-level WC & pedestal wash hand basin with chrome mixer tap over. There is ceramic splashback tiling around the suite area, luxury vinyl flooring, again benefitting from under-floor heating, and a double glazed window to the side elevation.

## **First Floor Landing**

Having an access point to the loft space with a drop down folding ladder access, and internal doors off to all Bedrooms & Bathroom.

## **Bedroom One** 13' 8" x 13' 5" (4.17m x 4.09m)

A large double bedroom, featuring a triple fitted wardrobe, under-floor heating, and a double glazed window to the rear elevation. A further internal door leads through into an En-suite wetroom.

## **En-suite (Bedroom One)** 6' 0" x 7' 3" (1.84m x 2.21m)

Fitted with a modern white suite and featuring a wet room screened & tiled shower area housing a mains-fed shower over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is ceramic tiling to the walls, ceramic tiled flooring with under-floor heating, and a double glazed window to the side elevation.





**Bedroom Two** 13' 8" x 10' 10" (4.17m x 3.30m)

A second spacious double bedroom, featuring a fitted double wardrobe, under-floor heating, and a double glazed window to the rear elevation. A further internal door leads through into the En-suite.

**En-suite (Bedroom Two)** 7' 8" x 2' 7" (2.34m x 0.80m)

Fitted with a white suite comprising of a screened shower cubicle housing a mains-fed shower, a wash hand basin with chrome mixer tap over, and a low-level WC. The room also benefits from having tiled flooring with under-floor heating.

**Bedroom Three** 8' 8" x 12' 4" (2.64m x 3.75m)

A third double bedroom, having a double fitted wardrobe, under-floor heating, and a double glazed window to the front elevation. A further internal door leads through into the En-suite.



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## **En-suite (Bedroom Three)** 4' 3" x 6' 3" (1.29m x 1.90m)

Fitted with a white suite comprising of a screened shower cubicle housing a mains-fed shower, a wash hand basin with chrome mixer tap over, and a low-level WC. The room also benefits from having tiled flooring with under-floor heating.

## **Bedroom Four** 10' 11" x 9' 7" (3.33m x 2.93m)

A fourth double bedroom, having a built-in cupboard which houses a wall mounted gas central heating boiler, under-floor heating, and a double glazed window to the front elevation.

## **Bathroom** 6' 1" x 10' 1" (1.85m x 3.07m)

Fitted with a modern period style white suite which features a freestanding bath tub with chrome telephone style mixer taps & hand-held shower attachment, a vanity style wash hand basin with chrome mixer tap over & storage beneath, and a high-level flush WC. There is part-ceramic tiling to the walls, ceramic tiled flooring with under-floor heating, and a double glazed window to the side elevation.

## **Outside Front**

The property is approached over a wide driveway with brick pillars to each side & low brick wall to the front border with a decorative garden area. The driveway provides ample off-street parking for vehicles, and access to an attached single carport, ideal for Caravan (or similar) parking & storage and has electric power points, lights and a water tap and continued access to the main front entrance door.

## **Outside Rear**

Featuring a large concrete imprinted patterned outdoor seating/entertaining area, large raised planting beds bordered by gravelled pathways, a further decked seating area benefitting from having a Pergola, electricity supply, and a BBQ area to the side. The garden has a variety of mature trees, plants & shrubs, and access to a Garage & Crafts Workshop.

## **Garden Room**

A versatile building which benefits from having both power & lighting installed with under floor heating. There is a double glazed window to the rear elevation, a door into the Carport, and featuring bi-folding double glazed doors providing views and access to the rear garden.

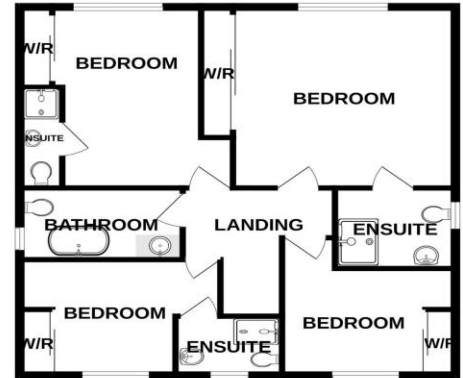
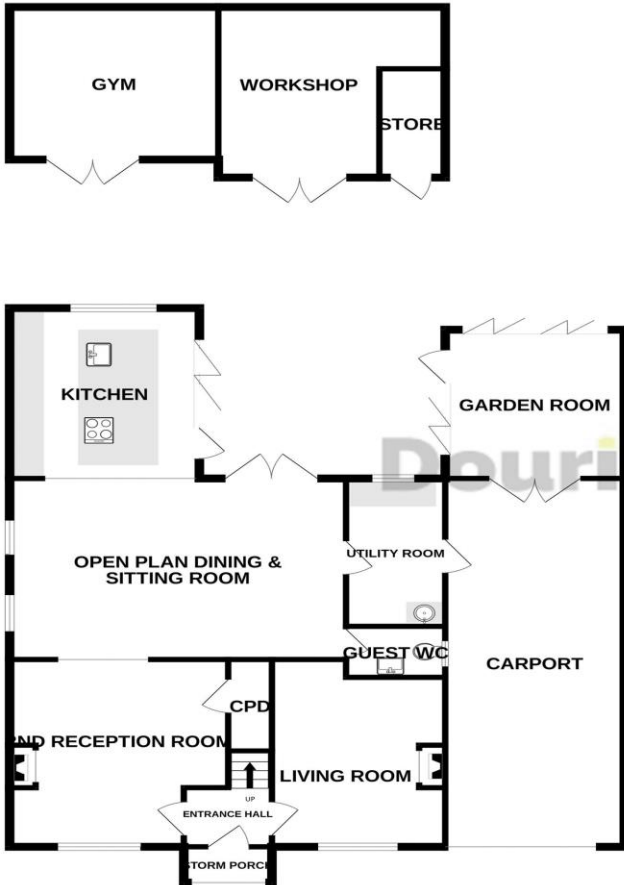
## **Garage**

A large garage having partitioned walls splitting the area into a further workshop area & a gym. There are double doors providing access into the workshop, glazed doors providing access into the gym, and a further area for storage.



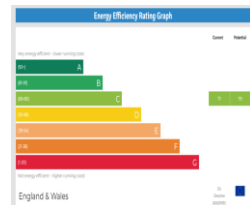
GROUND FLOOR  
1657 sq.ft. (153.9 sq.m.) approx.

1ST FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 2399 sq.ft. (222.9 sq.m.) approx.

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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