



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💰 COUNCIL TAX BAND: **C**

Parkside Stafford

Meadowbank Walk Parkside
Stafford Staffordshire



Are you searching for your forever family home with ample space? Look no further than this spacious, extended three-bedroom home! The ground floor features an entrance hall, a cosy living room that opens into a large dining/sitting room, and a kitchen leading to a utility room. The utility room includes a guest WC and provides access to an office and garage storage. The first floor offers three generously sized bedrooms and a family bathroom, ensuring comfortable living for the entire family. Externally, the property boasts a driveway with ample off-road parking for several vehicles and a well-maintained private rear garden, perfect for outdoor activities and relaxation. Located in a desirable neighbourhood, this home is ideal for families looking to settle down in a welcoming community. Homes like this don't stay on the market for long, so don't miss your chance! Call us today to arrange your viewing appointment and take the first step toward making this wonderful property your new home.

- Extended Three Bedroom Detached Family Home
- Living Room, Dining/Sitting Room & Kitchen
- Utility, Office & Garage Store Room
- Three Bedrooms & Family Bathroom
- Driveway & Private Rear Garden
- Close To Stafford's Town Centre & M6

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 through a double glazed entrance door, having stairs off, rising to the first floor landing & accommodation and a cloaks cupboard.

Living Room 20' 6" x 11' 10" (6.25m x 3.61m)

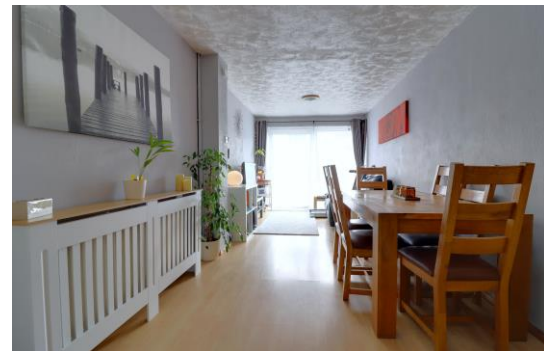
A spacious living room, having wood laminate flooring, a useful understairs storage cupboard, three radiators (2 panelled), and a double glazed bow window to the front elevation.

Dining/Sitting Room 21' 7" x 8' 6" (6.58m x 2.60m)

Internal glazed double doors lead-in to a spacious room, having wood laminate flooring, a radiator, and a double glazed sliding door to the rear elevation.

Kitchen 21' 5" x 5' 10" (6.53m x 1.77m)

A breakfast kitchen featuring a fitted range of matching wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl stainless steel sink/drainer with mixer tap over, and a range of integrated/fitted appliances which include; a double electric oven & grill, and a 4-ring gas hob, with spaces available for plumbed appliances. The room also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, a double glazed window to the rear elevation, and a double glazed door leading-in to the utility room.



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Utility Room 11' 9" x 9' 9" (3.59m x 2.96m)

A spacious utility, having fitted work surface with under-counter space for plumbed appliances, a wall mounted gas central heating boiler, and a double glazed door to the rear elevation.

Guest WC 3' 5" x 4' 5" (1.03m x 1.35m)

Fitted with a white suite comprising of a low-level WC & wash basin with mixer tap over. The room also benefits from having a double glazed window to the rear elevation.

Home Office 8' 0" x 8' 11" (2.44m x 2.72m)

A versatile room having wood laminate flooring and a further internal door leading into the garage.

First Floor Landing

Having a built-in cupboard with shelving and access to loft space.

Bedroom One 15' 8" x 8' 8" (4.77m x 2.65m)

A double bedroom with fitted bedroom furniture, a radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 11" x 8' 8" (3.02m x 2.64m)

A second double bedroom having useful eaves storage space, a radiator, and a double glazed window to the rear elevation.

Bedroom Three 9' 5" x 5' 9" (2.86m x 1.76m)

Having useful eaves storage, a radiator, and a double glazed window to the front elevation.

Bathroom 6' 9" x 5' 10" (2.07m x 1.79m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap & hand-held shower attachment with an additional electric shower over, a pedestal wash basin with chrome taps, and a low-level WC. The room also benefits from having part-tiled walls, wood effect laminate flooring, a radiator, and a double glazed window to the rear elevation.

Outside Front

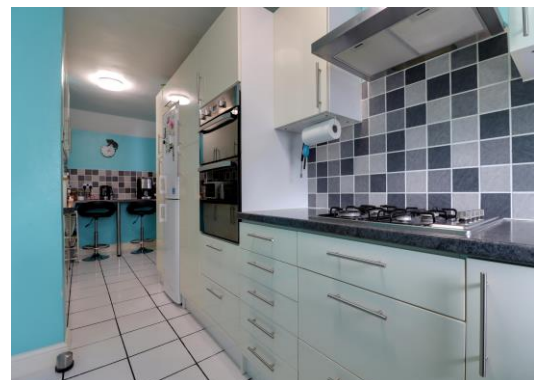
The property sits behind a lawned foregarden with a variety of established plants & shrubs and is accessed over a block paved driveway providing off-street vehicle parking and access to the entrance door & garage.

Garage/Stores 9' 6" x 8' 3" (2.89m x 2.51m)

Used as additional storage area currently having a metal garage door to the front elevation & benefitting from having both power & lighting.

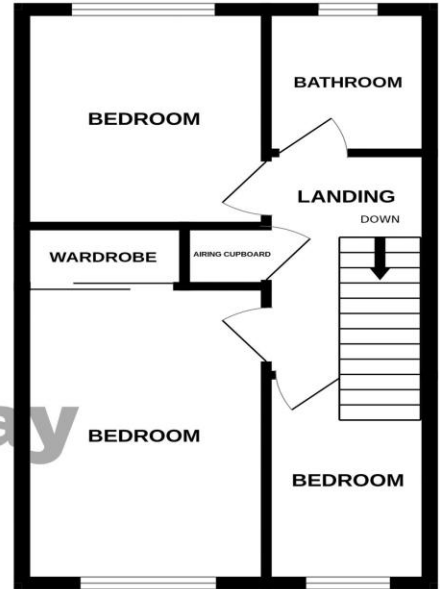
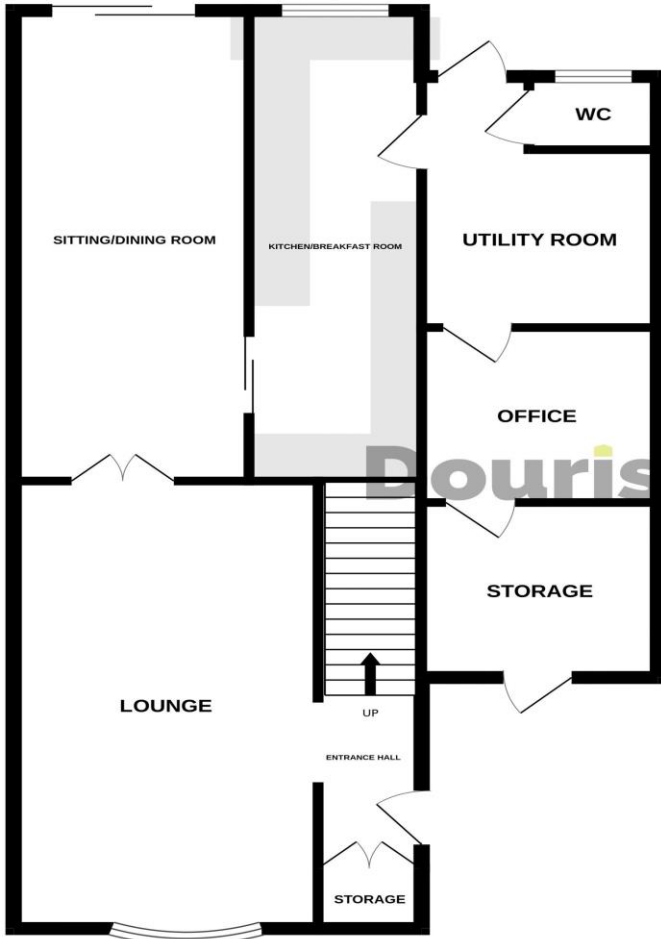
Outside Rear

A low-maintenance rear garden having a paved outdoor seating area leading onto a lawned garden area with a garden pond with a variety of planting beds with mature plants, shrubs & trees, and the garden is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(82+)	A		82
(61-81)	B		
(39-60)	C		
(15-38)	D	69	
(2-34)	E		
(1-14)	F		
0	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.
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